

## Charming 2-Bedroom Home with Heat Pump, Attic Potential & Outbuildings – Quiet Village Setting



## INFORMATION

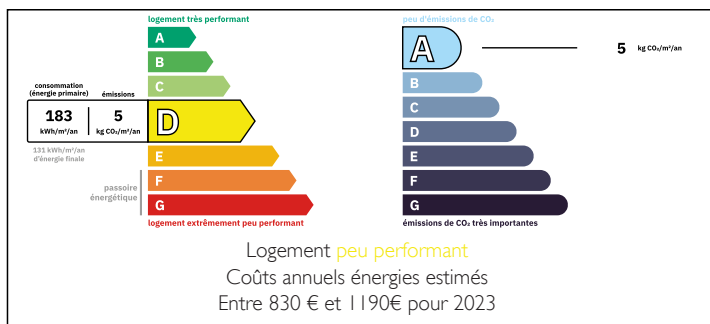
Town:	Coulonges
Department:	Vienne
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	1167 m2

## IN BRIEF

In a peaceful village setting near Tilly and Coulonges-les-Hérolles, this 2-bedroom home offers modern comfort with rustic charm. Recent upgrades include a heat pump, double glazing, and solar water heating, with further potential in the large attic and two outbuildings.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Located in a quiet hamlet near Tilly (36) and Coulonges-les-Hérolles (86), this charming stone-built home offers immediate comfort, recent eco-upgrades, and future potential. Set on a plot of over 1,100m<sup>2</sup>, the property includes an attached barn of approx. 90m<sup>2</sup> and a detached outbuilding of around 50m<sup>2</sup>, ideal for storage, workshop use, or future conversion (subject to permissions).

Inside, the ground floor features an entrance hall, two comfortable bedrooms, a bright living room, a separate kitchen, and a full bathroom with WC. A corridor links the main rooms and leads to the staircase accessing the convertible attic above, currently divided into two separate spaces by a stone wall.

This home benefits from a heat pump for central heating, a wood pellet burner, PVC double-glazed windows, roof insulation, and a solar water heater, making it efficient and comfortable year-round. The property is on a septic tank.

Outside, the attached garden and terrace offer space for outdoor dining and relaxing, while across the quiet hamlet road lies additional land. The setting is peaceful and rural yet within easy reach of shops and amenities in nearby villages.

Whether you're looking for a cosy main residence, a countryside retreat, or a project with room to grow, this property offers a rare mix of comfort, character, and potential in the heart of rural France.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES