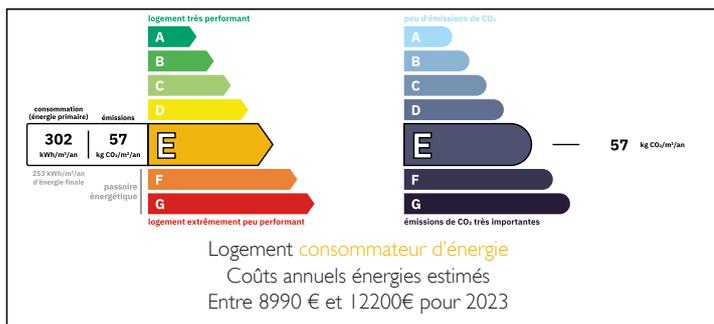


In the south Loire Valley, maison de Maître with guest house and numerous outbuildings on 1 ha of wooden land



## ENERGY - DPE



## INFORMATION

Town:	Angliers
Department:	Vienne
Bed:	5
Bath:	3
Floor:	355 m2
Plot Size:	10905 m2

## IN BRIEF

Set within lush greenery and boasting a large, one-hectare park, this spacious 355 m<sup>2</sup> property comprises a main residence and a guest house.

Offering a peaceful living environment, it is ideal for history lovers, boasting a stone staircase and monumental fireplaces.

There are also several outbuildings, including a workshop, a barn and a building that could be converted into an art studio or living space.

The south-east aspect and large windows provide beautiful natural light, accentuating the sense of space.

The property is accessed via a private path, and the surrounding buildings and vegetation offer privacy.

While it requires some updating to realise its full potential, the property is in good structural condition and represents a great opportunity for those who appreciate the charm of old stone buildings and mature trees. Pet owners may also be tempted

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.



## LOCAL TAXES

Taxe habitation:

EUR

## NOTES

## DESCRIPTION

The main house has:

>>On the ground floor

- a large kitchen (31m<sup>2</sup>) with a fireplace,
- a 4m<sup>2</sup> utility room
- a dining room (27m<sup>2</sup>) with a fireplace wood burner
- a living room/bar (23m<sup>2</sup>)
- an office (12.2m<sup>2</sup>), this office has an entrance door, it could be converted back into an entrance hall with storage space.
- a 21m<sup>2</sup> bedroom
- a 5m<sup>2</sup> shower room
- a separate toilet
- a small pantry/cellar (2.10m<sup>2</sup>) under the stairs

>>Upstairs, accessed via a magnificent stone staircase

- a 3m<sup>2</sup> landing
- a large 31m<sup>2</sup> billiard room with fireplace,
- a 4m<sup>2</sup> library room
- a large bedroom (44 m<sup>2</sup>) where a water supply is present with a bassin so it's possible to create a shower room; above, an attic currently covered with 40 cm of glass wool insulation could be converted; the staircase is already in place.
- a corridor (6.30 m<sup>2</sup> + 6.30 m<sup>2</sup>) also leads to
- a bedroom 11.50 m<sup>2</sup>
- a bathroom with toilet.
- a bedroom 27 m<sup>2</sup>

Oposite in the garden and not overlooked by the main house, a 90 m<sup>2</sup> gîte in need of a bit of refurbishment is ideal for hosting friends or generating additional income.

- 17 m<sup>2</sup> dining room
- 30 m<sup>2</sup> living room with pellet stove
- 7 m<sup>2</sup> kitchen area
- bedroom area 9 m<sup>2</sup> (not enclosed)
- shower room 5 m<sup>2</sup>
- separate toilet.

OUTBUILDINGS:

to the left of the house

- room 38 m<sup>2</sup> containing one of the boilers, attic above