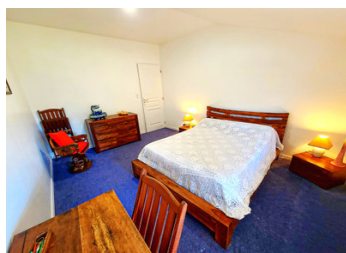
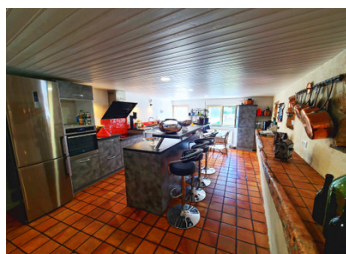


## Spacious Longère – 224 m , 3 Bedrooms, Large Garden in Valence-sur-Poitou



## INFORMATION

Town:	Valence-en-Poitou
Department:	Vienne
Bed:	3
Bath:	2
Floor:	227 m2
Plot Size:	2264 m2



## IN BRIEF

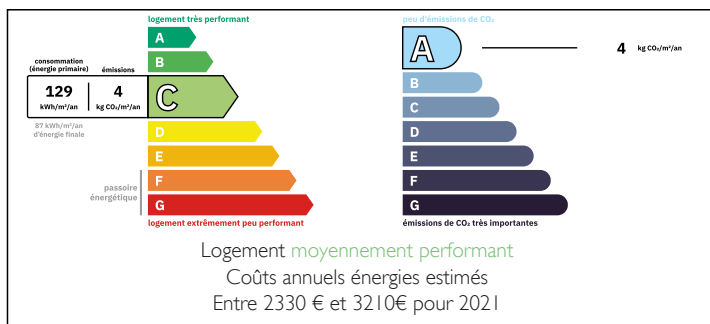
Behind the elegant modern grey gate lies a stunning white longère, set on a beautifully landscaped plot with two garages.

From the moment you step inside, you'll be charmed by the contemporary kitchen – both practical and welcoming – that instantly creates a sense of well-being.

But the true wow factor comes when you discover the main living area: 72 m<sup>2</sup> filled with natural light, with a mezzanine running all around, offering an exceptional ceiling height. The space feels both impressive and inviting.

On the ground floor, a lovely bedroom with its modern en-suite bathroom adds comfort and convenience. Upstairs, two additional bedrooms complete the property – perfect for family living or hosting guests.

## 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

This longère is laid out as follows:

Ground floor

A kitchen: 28 m<sup>2</sup>

A spacious living room: 72 m<sup>2</sup>

A hallway: 11 m<sup>2</sup>

A WC: 1.38 m<sup>2</sup>

A modern shower room: 10.33 m<sup>2</sup>

A beautiful bedroom: 21 m<sup>2</sup> with a wood-burning stove

A back room/kitchen, potentially convertible into a guest house with renovation: 25 m<sup>2</sup>, with the possibility of adding an upper floor for another bedroom

A cellar: 10.05 m<sup>2</sup>

A wood shelter: 10.91 m<sup>2</sup>

## LOCAL TAXES

Taxe habitation: EUR

Upstairs (via the staircase leading to the mezzanine)

An office area: 12 m<sup>2</sup>

A landing: 13 m<sup>2</sup>

Bedroom 2: 13 m<sup>2</sup>

A playroom: 14 m<sup>2</sup>

A bathroom: 3.5 m<sup>2</sup>

An attic bedroom3: 20 m<sup>2</sup> + dressing room

Outside

A lovely landscaped and fenced garden with two gates (one automatic, one manual)

A 3-car garage and an additional garage for a caravan

A wood shelter

A tool shed

Additional features

Home surveillance cameras accessible from your phone

Pellet stove (3 years old)

Modern electric radiators

Mosquito screens on all ground-floor windows

Double glazing

## NOTES