

Charming, well appointed detached 3-bed home with historic stone character and large garden



EXCLUSIVE

## INFORMATION

Town:	Bourg-Archambault
Department:	Vienne
Bed:	3
Bath:	2
Floor:	216 m <sup>2</sup>
Plot Size:	4230 m <sup>2</sup>



## IN BRIEF

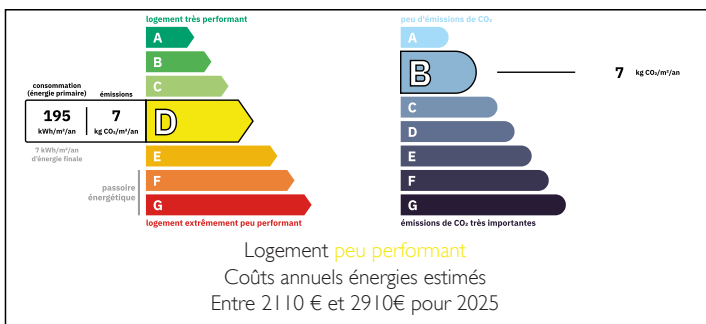
UNDER OFFER

Set on a generous plot adorned with mature fruit trees, this beautifully presented detached home is brimming with character and history — once said to have been a dairy. With its west-facing aspect, the property enjoys natural light throughout the day and breathtaking sunsets in the evening.

Inside, the home offers six well-proportioned rooms, including:

- Three comfortable bedrooms (two upstairs, one conveniently on the lower floor)
- A spacious double aspect living room perfect for relaxing or entertaining
- A separate dining room ideal for family meals and gatherings
- A family bathroom located on the ground floor for easy access

## ENERGY - DPE



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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

Nestled in a tranquil setting, this charming home offers exceptional privacy, with only two neighbouring properties in the immediate commune, creating a true sense of seclusion. Despite its peaceful atmosphere, the property is ideally located just a 10-minute drive from Lathus-Saint-Rémy, where you'll find a train station with direct connections to Poitiers and Limoges. Montmorillon, only 12 minutes away, provides all the essential amenities, including supermarkets, restaurants, and pharmacies.

The house itself is impeccably presented, retaining its original character with features such as exposed stone walls, which add warmth and charm throughout.

Upon entering the grounds through the gates, you are welcomed by a spacious gravel driveway offering ample parking space.

Garage (6m x 4.7m plus 2.7m x 4.5m): This generous garage offers plenty of room for both your car and garden equipment. This space houses the 300l water heater and GeoThermal unit, and has power. It also includes a separate section currently used for storing firewood.

There is over 4,000m<sup>2</sup> of garden, with fruit shrubs and trees, as well as a small pond at the bottom of the garden.

Ground Floor:

The entrance to the house is located at the back, opening into a welcoming hallway.

To the right, you'll find the downstairs bathroom (2.1m x 2.5m), featuring a walk-in shower, a modern sink, and a heated towel rail. A cupboard is currently used to house the washing machine.

To the left of the hallway is a convenient downstairs

## LOCAL TAXES

Taxe foncière: 732 EUR

Taxe habitation: EUR

## NOTES