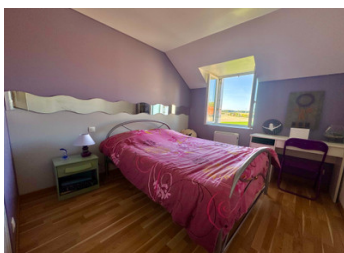


Property with 5 bedrooms, one on the ground floor, isolated with a beautiful countryside view, 15 minutes from



## INFORMATION

Town:	Saint-Gervais-les-Trois-Clochers
Department:	Vienne
Bed:	5
Bath:	1
Floor:	140 m2
Plot Size:	3799 m2



## IN BRIEF

At the end of a private road maintained by the commune, come and discover this property with no close neighbors, set on a plot of almost 4000 m<sup>2</sup> with beautiful views of the countryside.

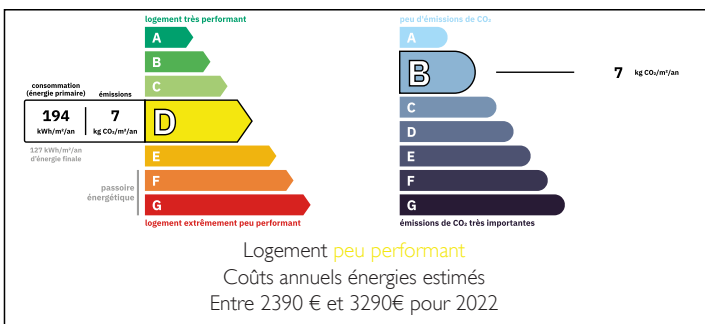
With its two bright living spaces thanks to the cross-light windows, this house also features a ground floor bedroom with a dressing area.

Upstairs, a corridor leads to 3 bedrooms and an office/bedroom, as well as a space currently used as an attic but designed to accommodate a bathroom.

With its recently redone roofs and renovated interior, you can move in right away. However, some work is still needed for the septic system. A quarter-turn staircase can easily replace the miller's ladder leading to the upper floor.

The many outbuildings in good condition include one that houses a bread oven and another that is a...

## 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

### THE PROPERTY IN DETAIL:

At the end of a path leading solely to this property, an automatic gate gives you access to a large courtyard surrounded by several buildings.

The house:

Entry is through the kitchen/dining area.

>>Ground floor, tiled throughout:

-Kitchen/dining area of 28.7 m<sup>2</sup> with a central island on wheels, fitted and equipped kitchen, pellet insert (3 years old).

-Living room of 27.20 m<sup>2</sup> with a pellet stove (4 years old) and stairs leading to the upper floor.

-Corridor of 3.35 m<sup>2</sup> from the kitchen, leading to:

-Bedroom of 9 m<sup>2</sup> with access to a dressing area of 8 m<sup>2</sup>.

-Bathroom of 5.2 m<sup>2</sup> with a bathtub and shower.

-Independent WC of 1 m<sup>2</sup>.

-Laundry room of 5.4 m<sup>2</sup>.

>>Upstairs, floating floor throughout:

-Corridor of 8.2 m<sup>2</sup> leading to

-Bedroom of 10.35 m<sup>2</sup> with cupboard and window.

-Bedroom of 11 m<sup>2</sup> with cupboard and velux.

-Bedroom of 9.85 m<sup>2</sup> with cupboard and velux.

-Bedroom/office of 9 m<sup>2</sup> with cupboard and window.

-Attic, future bathroom of 4.9 m<sup>2</sup>.

### TECHNICAL POINTS:

-Roof of the main house and part of the outbuildings redone in 2019

-Double glazing

-Heating by two pellet stoves from 2021 and 2022, electric radiators in the bedrooms

-Well, water at 32 m

-Non-compliant septic tank

### OUTBUILDINGS:

Perpendicular to the house:

-Cellar of 24 m<sup>2</sup> with a functioning bread oven

-Room of 24 m<sup>2</sup>

-Former stable of 33 m<sup>2</sup>

In front of the previous outbuildings:

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES