

Charming 5/6 bed house in the heart of a friendly village with courtyard garden and gîte/commercial potential



INFORMATION

Town:	Saint-Martin-l'Ars
Department:	Vienne
Bed:	5
Bath:	2
Floor:	173 m2
Plot Size:	685 m2



IN BRIEF

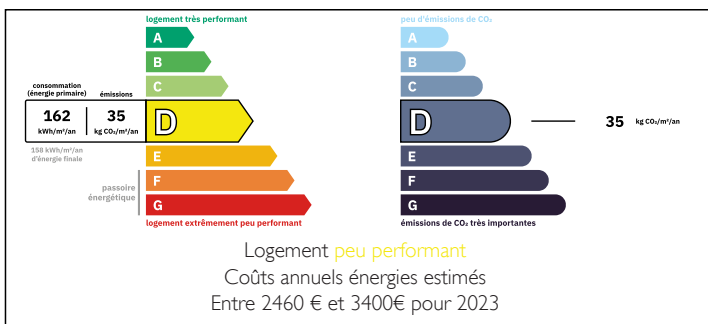
Just a short stroll from the village shop and restaurants, this impressive property charms with its character, generous proportions, and endless possibilities.

On the ground floor, two beautiful and light-filled reception rooms provide the perfect setting for entertaining, complemented by a bright kitchen at the rear of the property with access out to the courtyard garden.

Upstairs, five spacious bedrooms and a tiled bathroom offer plenty of accommodation, while a further room on the top floor could easily become a sixth bedroom if desired.

Adjoining the main living space, a large hall with two additional rooms and independent access presents exciting opportunities — ideal for creating a gîte, professional office, wellness studio, or events space perhaps?

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 beautiful property offers 173m² of comfortable living space, with an additional 98m² of fabulous space ready to be converted** to suit your needs. The main house is double-glazed, bright, and welcoming.

Step into the attractive entrance hall, with a delightful living room on one side, stretching the full width of the house and flooded with natural light. On the other side, a charming dining room with wooden floors leads to a practical kitchen, which opens onto a small terrace and steps down to the courtyard and garage. A convenient lavatory and washroom complete the ground floor.

Upstairs, there are five spacious bedrooms, two with their own handbasins, alongside a tiled bathroom with bath, sink, and bidet, a separate shower, and an additional WC. A further room on the top floor could easily become a sixth bedroom, with insulated attic space offering further storage or development potential.

The basement houses a cellar/pantry, laundry room, and space for the gas central heating, as well as a small garage (10.8m²).

From the dining room, a door opens into a vast single-storey hall, featuring patio doors to the front and rear, plus two additional rooms at the far end. Previously used as a wedding hall, this flexible space could be transformed into extra living accommodation, a large home office, or even a gîte, thanks to its independent access. A large terrace behind the hall provides plenty of space for outdoor dining and entertaining.

At the rear of the property, a good-sized courtyard...

LOCAL TAXES

Taxe foncière: **795 EUR**

Taxe habitation: **EUR**

NOTES