

Ref: A41297SR86 Price: 224 700 EUR

agency fees included: 7 % TTC to be paid by the buyer (210 000 EUR without fees)

#### Beautiful Stone Longhouse with Large Fenced Land, Outbuildings, and Swimming Pool - Close to Shops







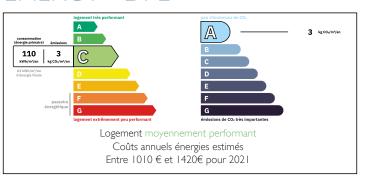








## **ENERGY - DPE**



# INFORMATION

Town: Savigné

Department: Vienne

Bed: 5

Bath: 2

Floor: 170 m2

Plot Size: 10342 m2

### IN BRIEF

In Savigné, just minutes from Civray with its shops and supermarkets, this stone longhouse offers 170  $\rm m^2$  of living space, 6 bedrooms, and 388  $\rm m^2$  of outbuildings, including a 138  $\rm m^2$  barn and a 200  $\rm m^2$  hangar suitable for parking a motorhome.

One of the key features of this property is its exceptional 10,342 m<sup>2</sup> plot, fully enclosed, planted with trees, and perfectly suited for accommodating animals thanks to a dedicated area and a barn used as shelter. This rare amount of land in the area provides true freedom for development and adds significant value. The property also includes a secured swimming pool and numerous fruit trees.

The setting is peaceful, with no overlooking neighbours, and offers quick access to major routes. This property combines charm, space, extensive outbuildings, and a large stretch of land, providing remarkable potential for various projects....

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.





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### LOCAL TAXES

Taxe habitation: EUR

# **NOTES**

## DESCRIPTION

The house is composed as follows:

- Fitted kitchen: 12 m<sup>2</sup>
- Living room with marble parquet flooring:  $37 \text{ m}^2$ , bright, with a fireplace
- Room (playroom, office or bedroom): 19 m<sup>2</sup>
- Bathroom: 8 m<sup>2</sup>
- WC.
- Office or bedroom: 10 m<sup>2</sup> with storage

#### FIRST FLOOR

- Bedroom 1: 17 m<sup>2</sup>
- Bedroom 2: 18.5 m<sup>2</sup> with storage spaces
- Corridor: 12 m<sup>2</sup>
- WC
- Bathroom: 3.5 m<sup>2</sup>
- Bedroom 3: II m<sup>2</sup> with a balcony - Bedroom 4: II m<sup>2</sup> with a balcony
- Bedroom 5: 11 m<sup>2</sup>

#### **OUTBUILDINGS**

Barn: 53 m<sup>2</sup> + 43 m<sup>2</sup> mezzanine

Boiler room: 13.5 m<sup>2</sup>

Cellar: 10 m<sup>2</sup>

Workshop: 19.5 m<sup>2</sup>

#### **OUTSIDE**

200 m<sup>2</sup> hangar suitable for several vehicles including a motorhome

a motornome

Former stable: 70 m<sup>2</sup>

DESIOYAUX pool 4×8 with shell

Animal enclosure

Tree-planted land with fruit trees (cherry trees,

mirabelle plums, kaki, lime trees, fir trees)

Terrace and fish pond

Heating: Reversible heat pump (3 years old) + new

hot-water tank

Wood insert fireplace, lined and insulated

Double glazing

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