

Exquisite and spacious renovated 4-bed country home in a peaceful hamlet just minutes from a vibrant village



## INFORMATION

Town:	Usson-du-Poitou
Department:	Vienne
Bed:	4
Bath:	2
Floor:	173 m <sup>2</sup>
Plot Size:	1471 m <sup>2</sup>

## IN BRIEF

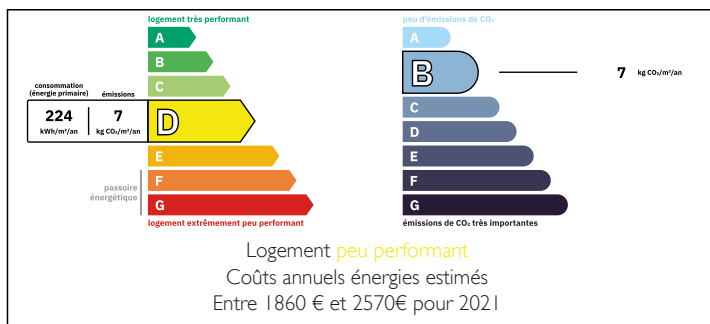
Nestled in a beautifully tranquil rural setting, this elegantly presented detached home offers exceptional living space. A welcoming main kitchen and a delightful summer kitchen, complemented by a bright & light sitting room, an inviting dining room, and a shower room with additional WC. On the first floor are four charming bedrooms, including an en-suite shower room. The mature gardens create a wonderfully private outdoor sanctuary, enhanced by an excellent range of outbuildings: a characterful, fully operational bread oven, generous workshop areas, and garaging.

Despite its peaceful ambiance, the property is ideally placed. The vibrant village of Usson-du-Poitou is a pleasant 10-minute cycle away, with the historic market town of Gençay (18.5 km) and the popular riverside town of Civray (25 km) both within easy reach.

The property is only 46km from Poitiers airport and 76 km from Limoges. For...

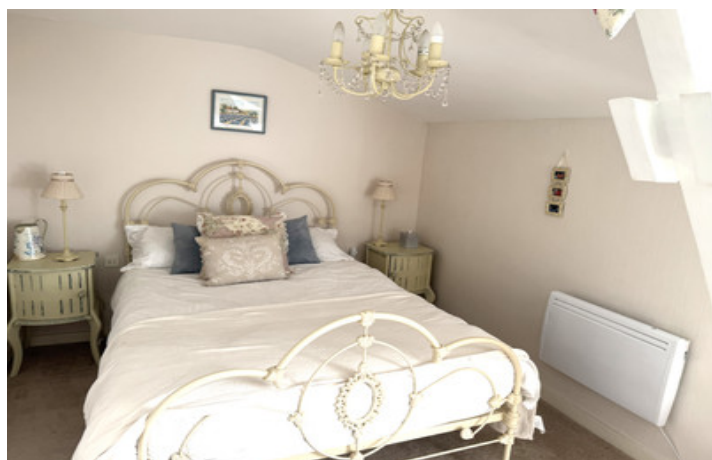


## ENERGY - DPE



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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

The front door opens into a fully equipped eat-in kitchen (approx. 29 m<sup>2</sup>), featuring a wood-burning stove set in the original Poitevin fireplace—an inviting focal point that creates a wonderfully cosy atmosphere during the winter months. To one side of the kitchen is the dining room (approx. 20 m<sup>2</sup>), which could easily provide a fifth bedroom offering valuable flexibility for those requiring a ground-floor bedroom.

On the opposite side of the kitchen, glazed doors lead through to the comfortable sitting room (approx. 36 m<sup>2</sup>), which benefits from French windows to both the front and rear of the house. This dual aspect fills the room with natural light and provides easy access to the outdoor spaces. There is a further wood-burning stove here for your cosy winter evenings.

Behind the kitchen, a semi-glazed door opens into the summer kitchen (approx. 12 m<sup>2</sup>), offering a second fully equipped kitchen/utility area with additional storage for appliances. Nearby is a separate WC (approx. 1 m<sup>2</sup>) and a shower room (approx. 5 m<sup>2</sup>), fitted with a large shower, bidet, basin and WC.

The property benefits from two staircases—one from the sitting room and one from the kitchen—leading to the first floor. Here you will find four bedrooms (two of approx. 11 m<sup>2</sup>, one of approx. 27 m<sup>2</sup> and one of approx. 19 m<sup>2</sup> which also houses the en-suite shower room) along with a generous landing area that also serves as a study space.

Outside, a charming rear garden provides an ideal spot...

## LOCAL TAXES

**Taxe foncière: 600 EUR**

**Taxe habitation: EUR**

## NOTES