

Pretty property in a quiet hamlet

EXCLUSIVE



## INFORMATION

Town:	Saint-Léomer
Department:	Vienne
Bed:	2
Bath:	1
Floor:	100 m <sup>2</sup>
Plot Size:	1070 m <sup>2</sup>

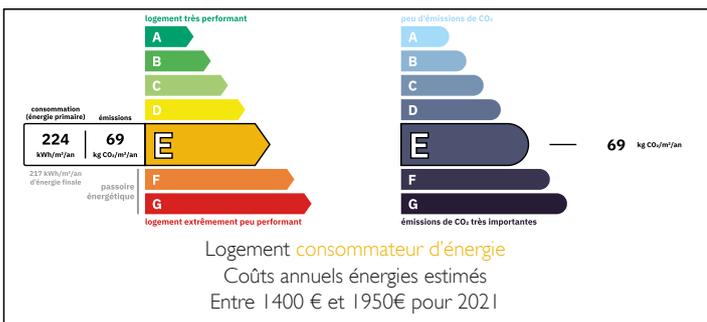
## IN BRIEF

Charming property set in a peaceful hamlet, offering excellent potential and generous outdoor space. The house features a kitchen/dining room, cosy sitting room, bathroom, and bedroom on the ground floor, with an attic above that could be converted into 3–4 additional bedrooms and a bathroom (subject to permissions).

Just across the road, a substantial barn of approximately 160m<sup>2</sup> provides exciting possibilities for conversion or use as garage and storage (subject to permissions). The property also benefits from a beautiful, tranquil garden of around 600m<sup>2</sup>, ideal for relaxing, entertaining, or outdoor dining, located just a minute's walk from the house.

Conveniently situated close to Montmorillon, with easy access to shops, supermarkets, schools, a hospital, and other amenities, this property combines countryside calm with practical living and

## 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

This property, situated in a little hamlet, has lots to offer, with a large barn and beautifully calm garden which is only a minute walk from the home itself.

Walking into the house, you'll find on your left the kitchen/dining room, the stairs directly in front of you, and to your right is the sitting room. The bathroom is also accessible via the sitting room. The bedroom is next to the sitting room, and this is also where the oil tank for the heating is situated.

Upstairs, there is an attic space which has the potential to be converted into another 3 or 4 bedrooms and a bathroom (subject to necessary permissions).

The barn is just over the road, and has a very large surface area (160m<sup>2</sup>) which, subject to permissions, could be converted into a very large property, or just kept as a garage/storage area.

The garden is about 600m<sup>2</sup> and would be perfect for any gatherings, barbecues or just somewhere to relax out of the way.

Nearby to the home is Montmorillon, which is where you'll find supermarkets, a hospital, schools, and much more.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 160 EUR**

**Taxe habitation: EUR**

## NOTES