

## Charming Detached Single-Storey Home with Stunning Countryside Views



## INFORMATION

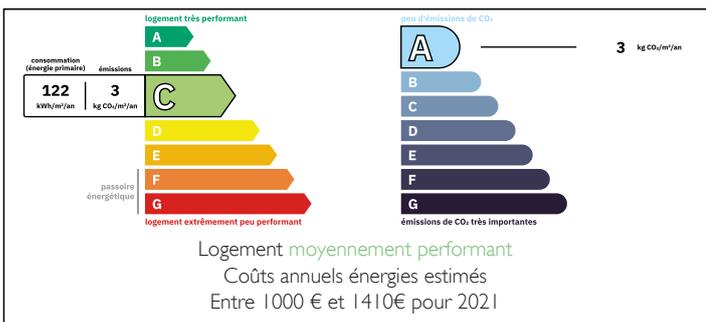
Town:	Les Trois-Moutiers
Department:	Vienne
Bed:	4
Bath:	1
Floor:	125 m <sup>2</sup>
Plot Size:	3499 m <sup>2</sup>



## IN BRIEF

A beautifully maintained single-storey house with panoramic countryside views, a modern kitchen, spacious living areas, and a versatile basement that could be a home office, gym, or self-contained apartment. Set on 3,499 m<sup>2</sup> of enclosed grounds, just 20–30 minutes from the Loire Valley towns of Saumur, Chinon, and Montreuil-Bellay — the perfect blend of rural tranquillity and lifestyle potential.

## 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

Located in the charming village of Les Trois Moutiers, this well-presented four-bedroom detached house offers comfortable, single-level living in a peaceful rural setting. Ready to move into, the property combines practical living with style and light-filled spaces.

The interior features a stylish, fully fitted and well-equipped kitchen opening seamlessly into a generous living and dining area, bathed in natural light and extending onto a terrace that enjoys sweeping panoramic views across the surrounding countryside. There are four well proportioned bedrooms, a family bathroom with both walk-in shower and bath, and a separate WC.

The property also boasts a large basement with double garage doors and parking for two cars, a laundry room, and ample storage. This versatile space could easily be converted into a home office, private gym, or self-contained apartment, offering exciting potential to suit your lifestyle.

Additional highlights include underfloor heating throughout and solar panels, ensuring comfort and energy efficiency. Set within 3,499 m<sup>2</sup> of fully enclosed grounds, the property offers privacy, outdoor space, and the perfect backdrop for countryside living.

The village provides essential amenities including a shop, bakery, and bar, while the renowned Loire Valley towns of Saumur, Chinon, and Montreuil-Bellay are just 20–30 minutes away, famous for their châteaux and historic charm.

A delightful and versatile home, ideal for anyone seeking a combination of rural tranquillity, style, and practicality.

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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: 1301 EUR**

**Taxe habitation: EUR**

## NOTES