

Beautiful "Maison de Maître" sold fully furnished, with 3 bedrooms, large garden and outbuilding



EXCLUSIVE

INFORMATION

Town:	Saint-Martin-l'Ars
Department:	Vienne
Bed:	3
Bath:	1
Floor:	144 m2
Plot Size:	4626 m2

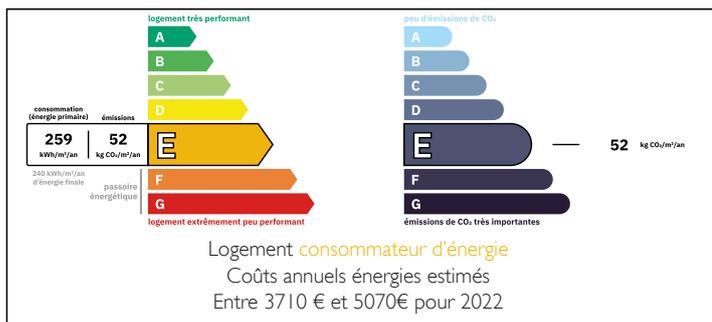
IN BRIEF

This gorgeous stone Maison de maître, built in 1912, has been beautifully renovated and tastefully decorated, blending period charm with modern comfort. Sold furnished, the home is ready for you to simply arrive, unpack, and enjoy. Offering three bedrooms, including a spacious master bedroom with dual-aspect windows, along with comfortable, stylish living spaces and a bright, modern bathroom, this stunning property will truly captivate all that view

Set in a picturesque village with a bistro, shop, lake, and restaurant, this charming property is surrounded by delightful countryside rich in heritage.

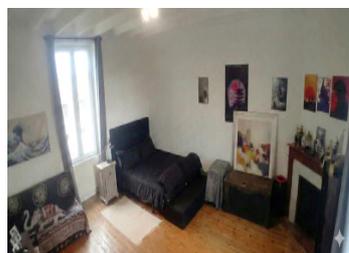
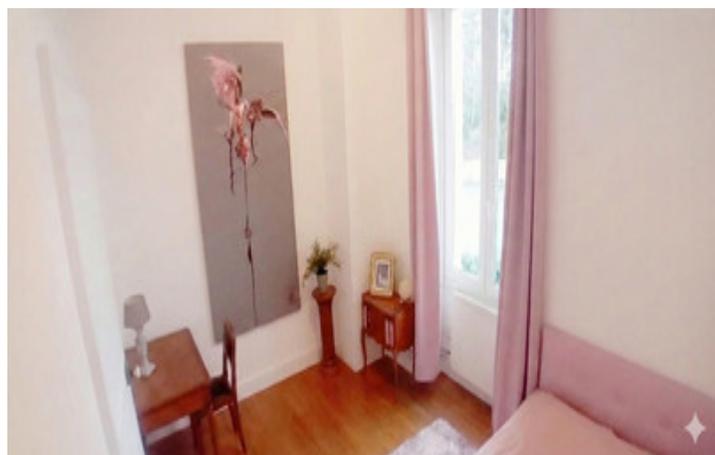


ENERGY - DPE



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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

Located in a friendly village with local amenities and surrounded by spectacular countryside, this attractive property is rich in charm and character. The house benefits from recently rewired electrics, double glazing throughout, oil-fired central heating, and mains drainage, offering comfort and peace of mind.

The ground floor features spacious and stylish living areas, including an elegant living room with a wood burner and windows on either side, filling the space with natural light. A welcoming kitchen provides direct access to both the front driveway and the garden, while an additional lounge with its own wood burner and door to the street offers a cosy and versatile living space. A modern bathroom with walk-in shower, vanity unit, and heated towel rail is complemented by a separate WC on this level.

An original wooden staircase leads to the first-floor landing, which serves three bedrooms. The master bedroom is a superb, light-filled space with wooden floors and large windows, alongside a smaller central bedroom and a third generous bedroom. A further WC is also located on this floor.

The staircase continues to the attic level, which is fitted with double-glazed windows and offers excellent potential for conversion into additional living space, if desired. The floor is insulated and boarded, and the roof has been lined.

Beneath the house is a small cellar housing the central heating boiler. A detached outbuilding provides space for the oil tank, ample storage, a wood store, and even the possibility of parking a small car. From...

LOCAL TAXES

Taxe foncière: 514 EUR

Taxe habitation: EUR

NOTES