

## Charming 2/4 bed stone house with outbuildings and garden with orchard



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Cherves |
| Department: | Vienne  |
| Bed:        | 2       |
| Bath:       | 1       |
| Floor:      | 205 m2  |
| Plot Size:  | 8386 m2 |



## IN BRIEF

If you are looking for a home rich in history with a discreet exterior and a spectacular interior, this fascinating property could be for you.

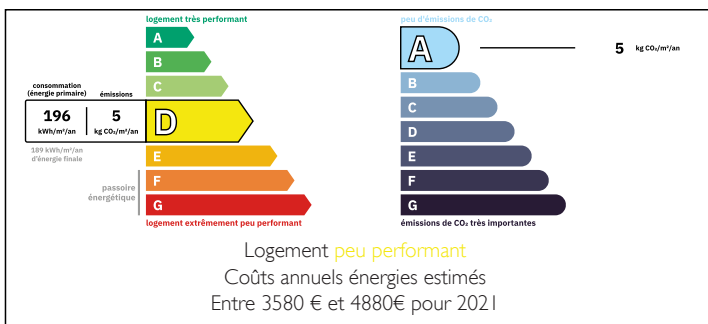
Featuring a fireplace believed to date from the 15th century and an impressive living room reminiscent of a baronial hall, with carved trefoil windows and stone window seats, the house is full of character and architectural charm. Almost all windows, including those in the attic, are double-glazed and a new heating system has recently been installed.

The property is ready to live in as a two-bedroom home, with the attic already prepared to create two additional bedrooms, an office and a bathroom.

The outbuildings are equally impressive, including a vaulted wine cellar, large barns, a potting shed, a traditional bread oven and an old laundry room.

Located in a peaceful hamlet on the Vienne side of the...

## 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

Here is a **clearer, more attractive property advert rewrite** while keeping all the important information. I've structured it more like an estate-agent listing so it reads smoothly and highlights the key selling points.

Charming Country Property with Orchard, Outbuildings and Development Potential

Ideally located in the countryside yet close to local amenities, this spacious property sits within its own private grounds and benefits from a beautiful orchard planted with numerous fruit trees. Offering approximately 205 m<sup>2</sup> of ground-floor living space, the house provides generous rooms and excellent potential for further development, with some finishing work still to be completed.

Local amenities can be found in Thénézay (3.5 km) and Chalandray (6 km), with larger towns nearby including Parthenay (26 km), Poitiers (31 km). Transport links include Poitiers airport and TGV station

Heating & Energy

The property is equipped with a brand-new wood-pellet boiler system and a thermodynamic hot-water heater, providing efficient modern heating.

Ground Floor (Approx. 205 m<sup>2</sup>)

- \* Spacious entrance hall (25 m<sup>2</sup>) with extensive built-in storage
- \* Kitchen / dining room (30 m<sup>2</sup>) with newly fitted units and a new cook-on wood-burning stove with oven
- \* Bedroom 1 (18 m<sup>2</sup>)
- \* Garden entrance hall
- \* WC
- \* Bedroom 2 (13 m<sup>2</sup>)
- \* Impressive living room (57 m<sup>2</sup>) featuring a fireplace and charming window seats

## LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

## NOTES