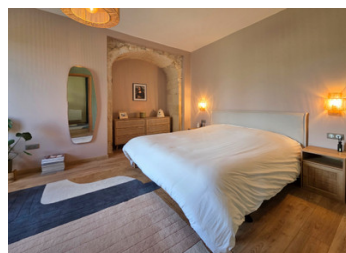


Elegant Renovation of an 11th Century Château Wing in Le Vigeant creating a perfect 2 bedroom home



INFORMATION

Town:	Le Vigeant
Department:	Vienne
Bed:	2
Bath:	1
Floor:	97 m2
Plot Size:	5675 m2



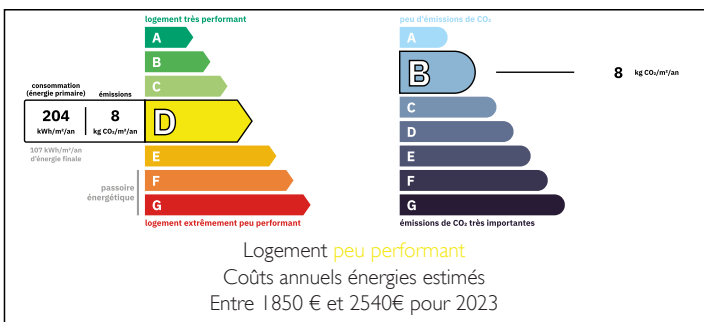
IN BRIEF

Located in the peaceful area of Le Vigeant in the Vienne, this charming home forms part of the historic Château du Vigeant and combines perfectly character with modern comfort.

Set behind a gated entrance the property offers a single storey, high end renovation retaining original features, a truly unique find!

For lovers of motor racing, the well known Circuit Val de Vienne track is nearby and the town of L'isle Jourdain just a 3-minute drive, a charming and vibrant town nestled along the peaceful Vienne River. The town offers a variety of local shops, a supermarket, and inviting restaurants. Stroll or cycle along the old railway line, now transformed into a scenic path. For water enthusiasts, two nearby reservoirs provide ideal spots for kayaking, fishing, or even an exhilarating day of zip-lining.

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

A welcoming and spacious entrance hall (13.57 m²) leads into an open-plan living area, with underfloor heating throughout. The living room (21.5 m²) flows seamlessly into a well-appointed kitchen/diner (16.73 m²), fitted with integrated fridge-freezer, dishwasher, gas hob, electric oven, and breakfast bar. Deep-set windows and exposed stonework enhance the charm and character of the space.

Bedroom 1 (17.56 m²) showcases a beautiful original arched opening which years ago accessed into the château, a reminder of its historic past when this house formed part of the original kitchen of the chateau. Bedroom 2 (16.08 m²), also ideal as a home office, enjoys a high ceiling and direct access to both the front and rear gardens.

The bathroom (8.05m²) is equipped with a bath, separate shower, washbasin, and WC. Throughout, the property is filled with natural light, creating a warm and inviting atmosphere.

Outside, the property enjoys a charming courtyard with a stone outbuilding housing a sauna, creating a private and relaxing space. A further outbuilding provides two additional rooms (4.3 m² and 3.4 m²), ideal for storage or small projects.

A 27.3 m² garage benefits from permission for the installation of a garage door, making it suitable for vehicle use or, subject to further permissions, offering excellent conversion potential to, for example a gite.

A terrace overlooks the spacious garden of over almost 6000m², where a variety of fruit trees including apple, pear, cherry, and established vines add to the appeal. The remains of a former tower create a...

LOCAL TAXES

Taxe foncière:	648 EUR
Taxe habitation:	EUR

NOTES