

## Charming 4 bed detached house with 2 bed gite and garden



## INFORMATION

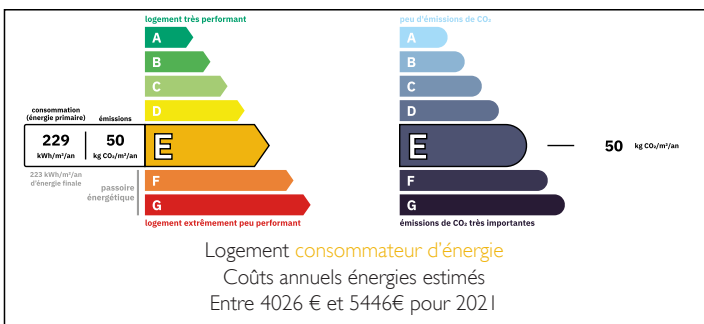
|             |                     |
|-------------|---------------------|
| Town:       | Coulombiers         |
| Department: | Vienne              |
| Bed:        | 6                   |
| Bath:       | 3                   |
| Floor:      | 177 m <sup>2</sup>  |
| Plot Size:  | 3963 m <sup>2</sup> |



## IN BRIEF

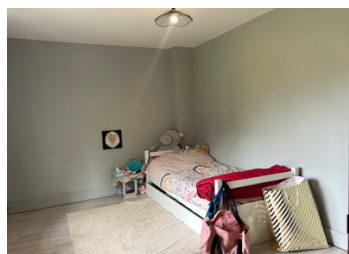
Charming 220 m<sup>2</sup>, 9-room property nestled in a peaceful, leafy setting. The main house boasts a bright living area with fireplace, 4 bedrooms, mezzanine, and 2 bathrooms. An independent 2-bedroom space offers ideal guest or rental potential. Set on 3,963 m<sup>2</sup> of wooded grounds with pond, terraces, and outbuildings—perfect for family living or a gîte project.

## 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

Nestled in a □□□□□, leafy setting, this charming 220 m<sup>2</sup> property offers a rare blend of space, comfort, and potential across 9 rooms. The main house opens onto a bright living area with fireplace, flowing into an open-plan kitchen and dining space—ideal for relaxed living and entertaining. It features four spacious bedrooms, a mezzanine perfect for a study or quiet retreat, and two bathrooms.

A separate, independent living space with its own entrance provides a welcoming area with kitchen, two bedrooms, and bathroom—perfect for hosting guests or creating rental income.

Set within 3,963 m<sup>2</sup> of wooded grounds, the property enjoys a natural, private atmosphere with a pond, inviting terraces, and several outbuildings offering further possibilities. A lovely opportunity for a family home, second residence, or gîte project in a tranquil countryside setting.

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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 habitation: EUR

## NOTES