

## Character Stone House – 146 m – Garden, Garage & Pool



## INFORMATION

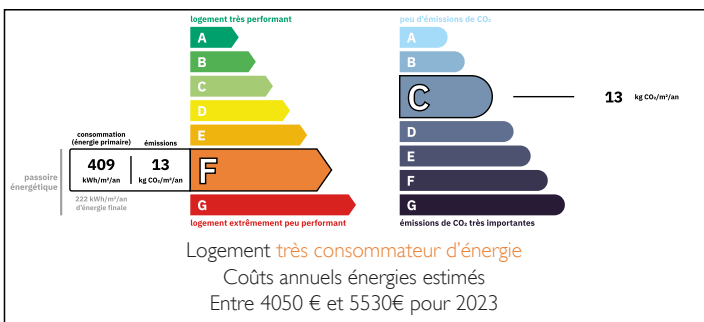
Town:	Coulonges
Department:	Vienne
Bed:	4
Bath:	2
Floor:	146 m <sup>2</sup>
Plot Size:	1247 m <sup>2</sup>



## IN BRIEF

A rare 146 m<sup>2</sup> stone character property set on 1,247 m<sup>2</sup> of land, blending original features with modern comfort. Fireplace, period floors, 4 upstairs bedrooms, garden with terrace, garage, and swimming pool with restoration potential. A must-see.

## 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

Full of authenticity and charm, this 146 m<sup>2</sup> stone house is sure to impress from the moment you arrive. Original materials have been carefully preserved throughout: exposed stone walls, terracotta tomette floors inlaid with criss-cross timber planks forming beautiful diamond patterns — a truly exceptional floor that gives the living area and kitchen a warm, one-of-a-kind atmosphere.

On the ground floor, the entrance hall leads to a utility room, a separate WC, and a bright, spacious living room with kitchen area and fireplace. A bedroom and shower room complete this level, along with a storeroom with staircase.

Upstairs, the landing serves four bedrooms with varied configurations, including one with a mezzanine and en-suite shower room with WC, and another with a mezzanine and shower room, offering great flexibility. Please note that one of the mezzanine bedrooms requires some finishing work before use. The property benefits from double glazing and fibre optic connectivity.

Outside, an adjoining garden with terrace and garden shed is perfect for outdoor living. Across the road, a separate plot adds further value with a garage, garden shed, log store, and a semi-inground swimming pool in need of restoration — a wonderful opportunity to create something special.

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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: 203 EUR**

**Taxe habitation: EUR**

## NOTES