

## Charming Hamlet Property with Two Homes and Rental Potential

EXCLUSIVE



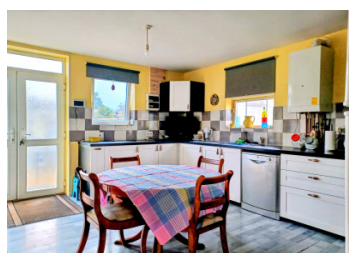
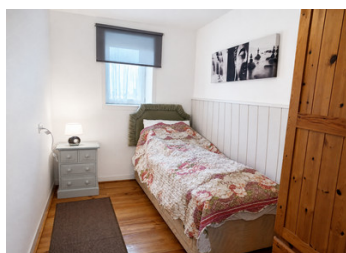
## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Rouillé |
| Department: | Vienne  |
| Bed:        | 6       |
| Bath:       | 5       |
| Floor:      | 207 m2  |
| Plot Size:  | 1404 m2 |

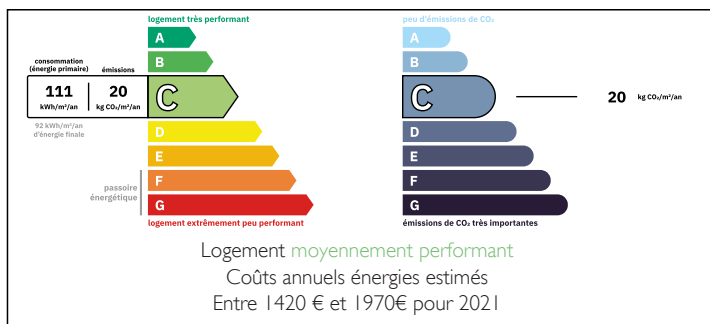
## IN BRIEF

Nestled in a peaceful hamlet just 2 km from Rouillé, this charming property offers two renovated stone houses with gardens and lovely countryside views. The main house features four bedrooms, spacious open-plan living areas, exposed stonework, double glazing and gas central heating. The second two-bedroom house enjoys its own private terrace and garden, ideal for guests, extended family or potential holiday rental accommodation.

Set on 1,404 m<sup>2</sup> of mainly lawned gardens, the property combines rural tranquility with easy access to local amenities, including shops, restaurants and services in nearby Rouillé and Lusignan. Less than 30 km from Poitiers with its TGV station and airport, this versatile property is perfect as a family home, holiday retreat or lifestyle investment with income potential.



## 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

Tucked away in a peaceful hamlet just 2 km from the lively village of Rouillé, this attractive stone property offers the perfect blend of character, comfort and flexibility. Comprising two independent houses set within mature gardens and surrounded by open countryside, it is ideal for extended family living, welcoming guests, or creating additional rental income if desired.

The main house has been carefully renovated while retaining its original charm, with exposed stone walls, generous living spaces, gas central heating and double glazing throughout. A small terrace leads to double doors opening into a spacious open-plan living area combining a fitted kitchen, dining space and sitting room. The feature stone wall and open staircase create a warm and welcoming atmosphere, perfect for family life or entertaining.

## NOTES

On the ground floor are two comfortable bedrooms and a shower room, offering practical single-level living if required. Upstairs, the large landing provides a useful additional sitting area, reading corner or study space. The principal bedroom is currently arranged as a generous family suite with space for a king-size bed, single bed and cot, and benefits from its own shower room. A further bedroom also enjoys an en-suite shower room, making the layout particularly suited to hosting family and friends.

The second house, currently used as the owners' accommodation, enjoys its own private terrace and separate outdoor space with lovely views across the surrounding fields. Inside, the accommodation includes a kitchen/dining room, utility room with shower, separate WC and a bright, spacious...