

South Loire Valley, the charm of stonework: house with heated pool and operating guest cottage, enclosed garden

EXCLUSIVE



## INFORMATION

Town:	Dercé
Department:	Vienne
Bed:	4
Bath:	4
Floor:	195 m2
Plot Size:	3959 m2

## IN BRIEF

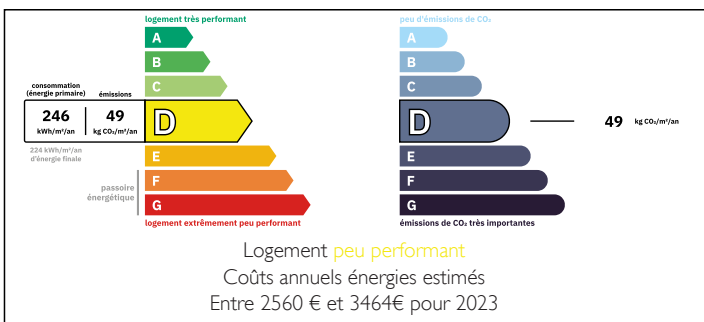
This stone property is a true little hamlet in itself. Restored and completely private, it features a recently renovated main house with two bedrooms and two bathrooms, a large secure and heated 11 x 5 m swimming pool, a fully operational independent guest cottage, and several outbuildings in excellent condition.

Set on a beautiful, fully enclosed and adjoining landscaped plot of 3,959 m<sup>2</sup>, it would make a superb holiday home or a wonderful family property.

For those seeking a project, a large barn could be converted; otherwise, no work is required.

All this just three kilometers from all amenities, including nursery and primary schools.

## ENERGY - DPE



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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

Beyond the automatic gate, a private driveway crossing the landscaped grounds leads to this former village bakery.

### THE PROPERTY IN DETAIL:

#### >>THE MAIN HOUSE

- A main house of approximately 120 m<sup>2</sup> comprising:
- 19.5 m<sup>2</sup> kitchen opening onto the living/dining room
  - At the rear of the kitchen, a covered porch of approximately 32 m<sup>2</sup> used as an outdoor terrace
  - Bright living/dining room of almost 50 m<sup>2</sup> with large sliding doors opening onto a terrace
  - Hallway (7 m<sup>2</sup>) leading to:
  - 7 m<sup>2</sup> bathroom with toilets
  - 21 m<sup>2</sup> master bedroom with 4.8 m<sup>2</sup> en-suite bathroom with WC and 3.55 m<sup>2</sup> dressing room
  - 12 m<sup>2</sup> bedroom with access to a terrace and the garden

## NOTES

#### >>THE GUEST COTTAGE, sold furnished

Ground floor:

- 33 m<sup>2</sup> living area with fitted and equipped kitchen, wood-burning stove, access to a private terrace, and beautiful oak staircase leading upstairs
- Shower room with WC (3.4 m<sup>2</sup>)
  - 14.3 m<sup>2</sup> bedroom

First floor:

- Landing (2.9 m<sup>2</sup>)
- 16.6 m<sup>2</sup> bedroom
- Bathroom with WC (9.35 m<sup>2</sup>)

#### OUTBUILDINGS

- 14 m<sup>2</sup> room with a fully operational bread oven, currently used as a summer kitchen
- 26 m<sup>2</sup> utility/storage room with upper floor
- Large open barn/carport of 73 m<sup>2</sup> for parking vehicles or sheltering a table tennis area
- 34 m<sup>2</sup> covered porch adjoining the guest cottage
- Barn of more than 100 m<sup>2</sup> in excellent condition, suitable for a variety of uses
- 11 x 5 m swimming pool with wide-entry steps, depth ranging from 1.3 m to 1.8 m, sand filtration system and active oxygen treatment. Heated by heat pump