

Beautiful & versatile maison de maître with garden & barns in lively village with amenities near Châtelleraut

EXCLUSIVE

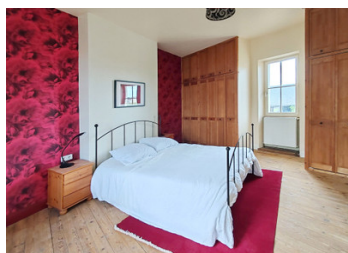
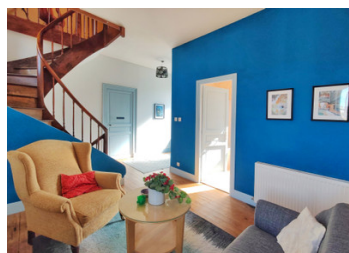
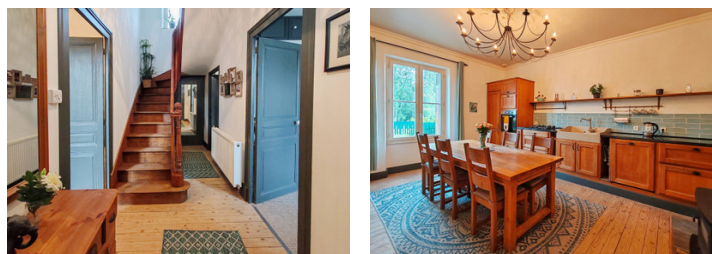


## INFORMATION

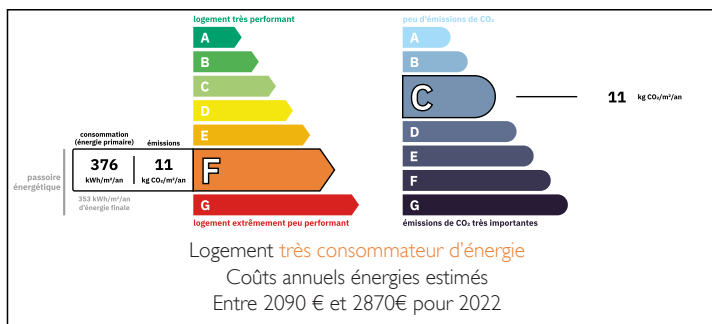
|             |                                  |
|-------------|----------------------------------|
| Town:       | Saint-Gervais-les-Trois-Clochers |
| Department: | Vienne                           |
| Bed:        | 2                                |
| Bath:       | 2                                |
| Floor:      | 140 m2                           |
| Plot Size:  | 1650 m2                          |

## IN BRIEF

In the heart of the charming village of Saint-Gervais-les-Trois-Clochers, behind its handsome façade of traditional tuffeau limestone, this maison de maître property which dates from 1910, offers the perfect blend of character, comfort and lifestyle in equal measure. Ideally positioned between Tours and Poitiers, and just a short drive from both Richelieu and Châtelleraut, the property enjoys an enviable location on the northern edge of the Vienne, close to the Loire Valley.

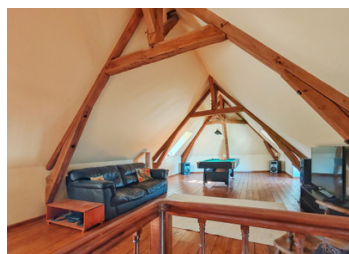


## ENERGY - DPE



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.



## LOCAL TAXES

Taxe foncière: 1560 EUR

## NOTES

## DESCRIPTION

Entering the entrance hall (7m<sup>2</sup>) with beautiful wooden staircase. To the right is a cosy sitting room (13m<sup>2</sup>) with window to the front. Behind this room is a WC (2m<sup>2</sup>). To the left is the fitted kitchen/dining room (19m<sup>2</sup>), with wood-burning stove that powers the central heating system. There is a window to the front and a door out to a covered terrace (17m<sup>2</sup>) ideal for outdoor dining and entertaining. From the terrace, you access the a cellar (40m<sup>2</sup>).

Upstairs, an airy landing (18m<sup>2</sup>) currently serves as a reading / office area. The principal bedroom (20m<sup>2</sup>) benefits from windows to both front and rear and fitted cupboards and has its own ensuite shower room (3m<sup>2</sup>) with shower, sink and WC. A second bedroom (14m<sup>2</sup>) with window to the front has fitted cupboards. The family bathroom (3.5m<sup>2</sup>) with bath, sink and WC completes this floor.

On the second floor, the converted attic (51m<sup>2</sup>) provides an exceptional multi-purpose living space — perfect for games, music, cinema nights, or the creation of additional bedrooms if desired.

Outside, there are a number of outbuildings offering the opportunity to create versatile spaces for hobbies, entertaining, fitness, or workshop use. The lawned garden is bordered by fruit trees.

The house is within walking distance of the village where you will find everything needed for day-to-day living: artisan boulangerie, schools, pharmacy, medical centre, grocery store, butcher, library, hairdresser, swimming pool, and more. The village has a warm and active community spirit, with clubs and...