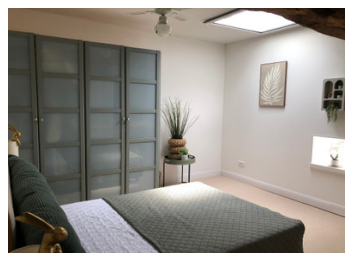


Beautifully Renovated Character Property (225m) – Exceptional Potential – Close to Amenities



INFORMATION

Town:	Voulême
Department:	Vienne
Bed:	4
Bath:	3
Floor:	225 m ²
Plot Size:	772 m ²



IN BRIEF

Ideally situated in a peaceful setting yet close to everything, this magnificent 225 m² house formerly run as a successful B&B perfectly combines period charm with modern comfort (high-quality materials, good insulation, double glazing).

Ground Floor: Authentic entrance hall, cozy living room with a log burner, dining room, fitted kitchen, and 2 ground-floor bedrooms, each with its own private en-suite shower room.

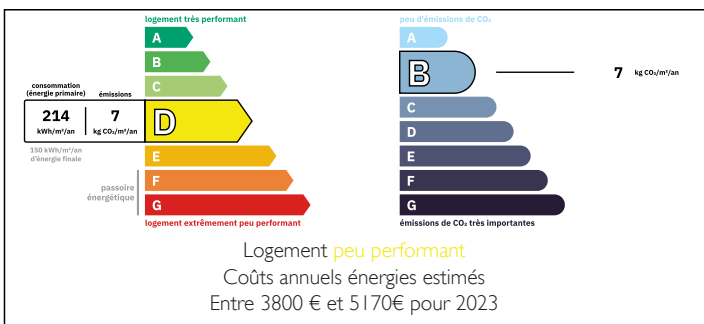
First Floor: 2 further beautiful bedrooms, also featuring their own dedicated shower rooms.

The ultimate bonus: over 210 m² of additional conversion potential!

A convertible barn of 138 m² — perfect for a gîte, workshop, or annex.

A convertible loft space of 72 m².

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

Character Property / Client Favourite: Beautifully Renovated Country House – 225 m² – Exceptional Potential

Highly sought-after location, ideally situated close to local amenities.

Prepare to fall in love with this magnificent 225 m² character home, which brilliantly combines authentic period charm with high-end contemporary finishes. Formerly run as a successful Bed & Breakfast, this property offers generous volumes, absolute comfort, and unique extension potential.

The Main House

The tone is set the moment you step through the door: a splendid original flagstone floor welcomes you and leads into the main living areas. The exposed beams throughout the property add undeniable character and warmth.

Living Spaces: A cozy sitting room complete with a wood-burning stove, a beautifully decorated separate dining room, and a fully equipped dine-in kitchen, all benefiting from a bright South-facing orientation.

Ground Floor: 2 beautiful bedrooms (to be finish), ideal for single-level living or hosting guests, each featuring its own private en-suite shower room.

First Floor: 2 further large bedrooms, both also benefiting from their own dedicated en-suite shower rooms.

Comfort & Technical Features

Renovated using high-quality materials, the house has been designed for energy efficiency and easy daily living:

Excellent overall insulation.

Full double glazing throughout.

Efficient electric heating complementing the

NOTES