

South Loire Valley family home 5 bedrooms, 3 shower rooms, landscaped park, swimming pool, and outbuildings



INFORMATION

Town:	Messemé
Department:	Vienne
Bed:	5
Bath:	3
Floor:	168 m ²
Plot Size:	3900 m ²

IN BRIEF

From the moment you arrive, you will be charmed by the property's well-maintained and flower-filled façade.

The spacious, fully fitted and equipped kitchen of approximately 20 m² serves as a warm and welcoming living space, featuring a Godin range cooker.

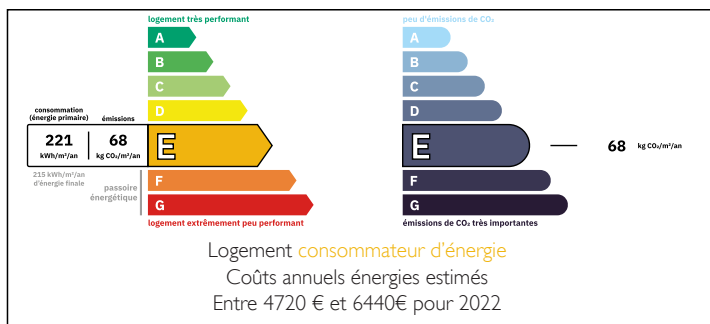
The ground floor also offers an ensuite with its own private shower room and WC, allowing for comfortable single-level living.

Upstairs, the sleeping quarters comprise four additional bedrooms, including a suite with an en-suite shower room and dressing room. The landing is currently used as a home office area.

Outside, the grounds extend to approximately 3,900 m² and are divided into several distinct areas: a beautiful terrace shaded by flowering plants, a magnificent landscaped park with mature trees, a semi-inground 3 x 5 metre pool with a wooden deck, and a vegetable garden with a greenhouse.



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.



NOTES

DESCRIPTION

THE PROPERTY IN DETAIL

Access to the property is via a tarmac driveway leading to a paved courtyard surrounded by the outbuildings. The terrace provides direct access to the house.

>>Ground Floor

- Entrance hall – 8 m², with staircase to the first floor
- Living room – 28 m², located to the left of the entrance
- Bedroom suite – 20 m², comprising:
 - *Bedroom – 14 m²
 - *Shower room – 4 m²
 - *WC – 2 m²
- Fully fitted and equipped kitchen – 29 m², located to the right of the entrance
- Utility / laundry room – 18 m²
- Separate WC – 1 m²

>>First Floor

- Landing / hallway – 10 m², currently used as a home office area
- Principal suite – 26 m², comprising:
 - *Bedroom with dressing room – 18 m²
 - *En-suite shower room with WC – 8 m²
- Hallway leading to:
 - Bedroom – 12 m²
 - Bedroom – 12 m²
 - Family bathroom – 5 m²
 - Bedroom – 12 m²
 - Separate WC – 1 m²

OUTBUILDINGS

- Garage – 49 m²
- Store room / cellar – 12 m², housing a 2,500-litre oil tank
- Additional multipurpose room – 21 m²
- Second garage – 34 m²
- Large covered barn/porch
- Chicken coop

TECHNICAL POINTS

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