

Charming Village Home with Beautiful Garden and Pond

EXCLUSIVE



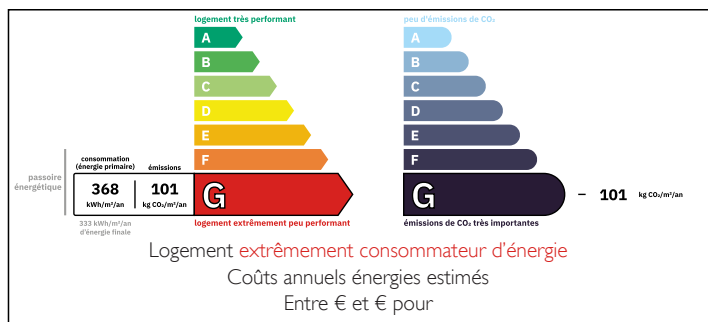
INFORMATION

Town:	La Trimouille
Department:	Vienne
Bed:	4
Bath:	1
Floor:	130 m2
Plot Size:	1651 m2

IN BRIEF

Situated in the heart of La Trimouille, this charming family home offers spacious accommodation, a beautiful mature garden and excellent potential. The property features an entrance hall, kitchen, bright living/dining room, three ground-floor bedrooms, a versatile office/storage room, family bathroom, separate WC and wash basin. Upstairs offers a further bedroom, an en-suite to finish and two attic rooms. The basement includes a garage and four storage rooms. Outside, the stunning garden is filled with fruit trees and centred around a beautiful pond, with a garden shed and a separate outbuilding offering potential for conversion into a gîte, subject to the necessary permissions.

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

Situated in the heart of the charming village of La Trimouille, this delightful property offers generous living accommodation, a stunning mature garden, and exciting potential for further development.

Upon entering the property, you are welcomed by a spacious entrance hall leading through to the kitchen and a bright, open-plan living and dining room. This inviting space is filled with natural light thanks to its large windows, creating a warm and airy atmosphere ideal for both relaxing and entertaining.

Continuing down the hallway, you will find a versatile room currently used for storage, which could easily be transformed into a home office, hobby room or study. Also located on this level are a family bathroom, a separate WC, a separate wash basin, and three well-proportioned bedrooms.

Upstairs, there is an additional bedroom along with an en-suite bathroom awaiting completion, offering the opportunity to personalise the space to your own taste. Two further attic rooms provide excellent storage or could be adapted for a variety of uses, subject to any necessary permissions.

The basement is a fantastic practical space, comprising a garage and four additional rooms currently used for storage and housing gardening equipment.

Outside, the beautifully maintained garden is a true highlight of the property. Filled with a variety of mature fruit trees, it provides a peaceful setting centred around a picturesque pond that serves as the garden's stunning focal point. A small garden shed offers additional outdoor storage.

Adding even more appeal is a separate outbuilding with space beneath, offering..

LOCAL TAXES

Taxe foncière: 982 EUR

NOTES