

Pretty stone property with cottage to renovate and land



INFORMATION

Town:	Chaunay
Department:	Vienne
Bed:	1
Bath:	1
Floor:	132 m2
Plot Size:	4520 m2



IN BRIEF

Ground Floor:

Covered terrace 30 m2

Kitchen 22.60 m2

Cellar

Toilet 1.22 m2

Lounge 21.18 m2

Shower room 6 m2

1st Floor:

Attic 50 m2 - with Bedroom 16 m2

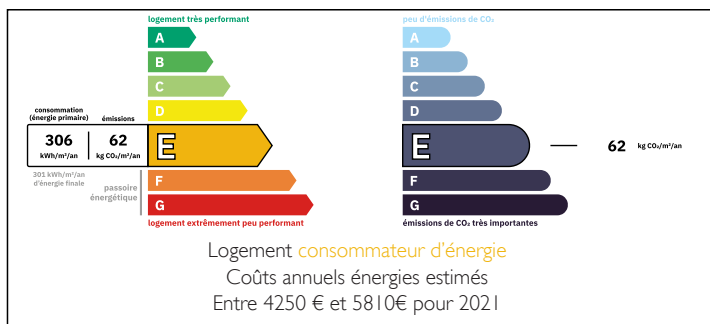
Outbuildings:

Barn 59m2

Workshop 20 m2

Second house to renovate (Gîte potential) 52 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.



NOTES

DESCRIPTION

Nestled in a peaceful hamlet halfway between Couhé and Civray, this charming stone property offers complete privacy, a spacious 132 m² main house, a smaller house to renovate, and a collection of outbuildings — all set on a generous private plot of land.

The main house welcomes you with a lovely 30 m² covered terrace, tiled and perfect for enjoying long summer days. Inside, a warm and inviting 22.6 m² kitchen/dining room with wooden flooring features a solid wood staircase and access to a wine cellar below. A separate WC with washbasin. A bright 21.2 m² living room with parquet floors, a traditional stone fireplace and a wood-burning stove creates a cozy atmosphere, while a 17 m² ground-floor bedroom with private shower room and WC.

Upstairs, a second 16 m² bedroom opens onto a vast 50 m² living area, offering endless possibilities for use as a lounge, office, or additional bedrooms.

The property also includes a house to renovate, ideal for a guesthouse or gîte project, with a 17 m² room featuring a stone fireplace, concrete floor, and built-in cupboard. The outbuildings add great character and potential: former stables of 27 m² with two adjoining rooms, a large barn attached to the main house with a 20 m² workshop, and several small traditional sheds.

Outside, the grounds extend over 4,520 m², with open views across the surrounding countryside — a perfect setting for keeping animals, cultivating a garden, or simply enjoying the tranquility of rural life....