

A beautiful three bedroom detached hamlet house with pretty garden, barn and house to renovate



INFORMATION

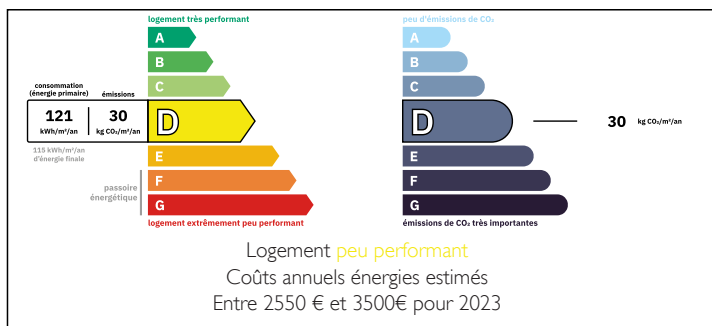
Town:	Lathus-Saint-Rémy
Department:	Vienne
Bed:	3
Bath:	2
Floor:	156 m2
Plot Size:	3214 m2

IN BRIEF

Renovated two-bedroom property comprising: Ground floor with entrance hall, living room featuring a wood-burning stove, fully fitted kitchen/dining room, utility room, and bedroom /WC. Upstairs are two spacious double bedrooms, each with its own en-suite bathroom. Outside is a pretty garden with great views, a detached barn and a further small property to renovate



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

This beautifully renovated detached three-bedroom property is set in a peaceful hamlet, offering spacious accommodation, useful outbuildings and stunning countryside views. Combining character with modern comforts, it is ideal as a permanent home or holiday retreat

The front door opens into a welcoming entrance hall (5.5m x 1.4m). The spacious living room (5m x 5.3m) features a wood-burning stove, creating a warm and inviting atmosphere. The bright, fully fitted kitchen/dining room (8m x 3m) provides an excellent family and entertaining space, complemented by a generous utility room (2.9m x 4.2m) and a separate WC. Also on the ground floor is a versatile room (5.1m x 4.7m), currently suitable as a third bedroom, home office or hobby room.

Upstairs are two large double bedrooms, both with en-suite facilities. Bedroom 2 (5.1m x 4.1m) benefits from an en-suite bathroom (3.6m x 1.9m), while Bedroom 3 (5m x 4.1m) has an en-suite shower room (2.1m x 2.7m).

Outside, the property enjoys a lovely garden, mainly laid to lawn with mature trees, a well and a terrace where you can relax and enjoy the sunshine and the fabulous uninterrupted views across the surrounding countryside.

A substantial detached barn of approximately 63m² provides ample space for vehicle parking, a workshop or storage, with an additional adjoining cave/storage area of approximately 34m².

A real bonus is the separate stone house opposite the main property, measuring approximately 11m x 4m with attic space above. Requiring renovation, it offers excellent potential to create a charming gîte,...

LOCAL TAXES

Taxe foncière: 331 EUR

Taxe habitation: 423 EUR

NOTES