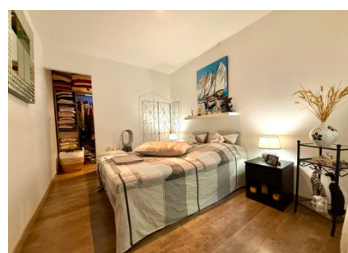


South Loire Valley: stone house, outbuildings, 3 beds, 1 ground-floor, on 3,300 m fenced grounds.



INFORMATION

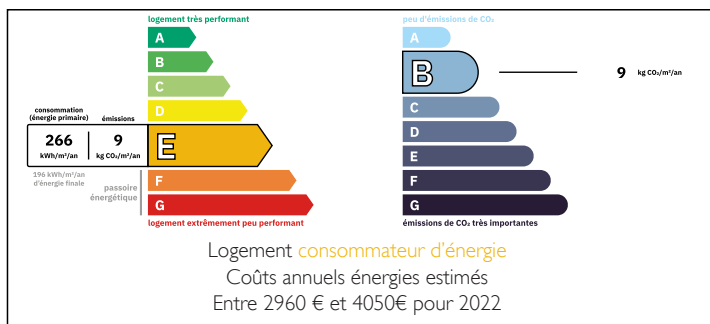
Town:	La Roche-Rigault
Department:	Vienne
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	3338 m2



IN BRIEF

Just 8 km from Loudun, peacefully located in a hamlet, discover this charming character property set in beautifully wooded, fully enclosed grounds of 3,338 m², with no adjoining neighbours and no overlooking properties.

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

Just 8 km from Loudun, in the peaceful setting of a small hamlet, this charming character property sits on beautifully landscaped, fully enclosed grounds of 3,338 m², with no adjoining properties and no overlooking neighbours.

On the ground floor, the property offers a bright and spacious living area of approximately 70 m², flooded with natural light through large glazed doors opening onto both the front and rear of the property, with attractive terraces on either side. The space comprises a fitted and fully equipped kitchen, a dining area and a comfortable lounge with a pellet stove.

This level also includes a shower room with a walk-in shower, a separate WC, a utility room/back kitchen with two external entrances, and a bedroom with an adjoining dressing room, allowing for convenient single-level living.

Upstairs, accessed via a beautiful stone staircase and featuring traditional polished terracotta floor tiles, there are two charming attic bedrooms and a pleasant leisure/relaxation room.

The property also benefits from several useful outbuildings.

A charming home offering single-level living, peace and authenticity, set in a green and tranquil environment while remaining close to local amenities.

PROPERTY DETAILS

>>Ground Floor

- Entrance/hallway: 8.4 m², natural stone flooring and stone staircase leading upstairs
- Separate WC
- Shower room: 6.6 m² with walk-in shower
- Utility room/back kitchen: 14.6 m², with two external doors providing access to the front and rear of the house
- Living area: approximately 70 m², with large french

NOTES