

Charming 3-Bedroom Hamlet Home with Barns & Gardens

EXCLUSIVE



INFORMATION

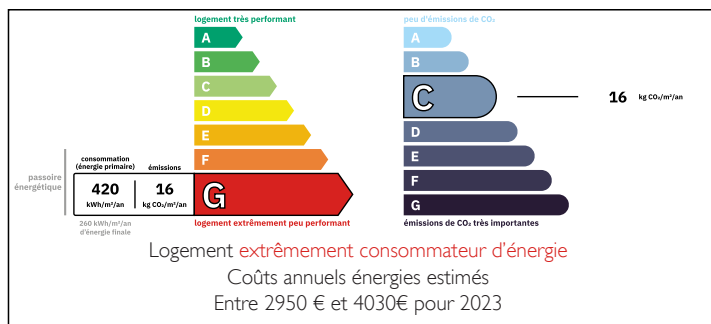
Town:	Coulonges-les-Hérolles
Department:	Vienne
Bed:	3
Bath:	1
Floor:	83 m2
Plot Size:	498 m2

IN BRIEF

Charming 3-bedroom property situated in a peaceful and picturesque hamlet. The ground floor offers a kitchen/dining room leading to a cosy living room with a wood burner, plus one bedroom. The other side of the kitchen provides two further bedrooms and a shower room. Outside, there is a small rear garden and a larger main garden to the front. The property also benefits from an attached garage and two barns, offering excellent storage and potential for further use. A lovely home with character and plenty of possibilities, ideal as a permanent residence, holiday home or renovation project.



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.



LOCAL TAXES

Taxe foncière: 238 EUR

NOTES

DESCRIPTION

Set within a beautiful and peaceful hamlet, this charming property offers a lovely combination of character, comfortable living space and excellent potential.

Entering the property, you are welcomed into a spacious kitchen/dining room, providing a practical and sociable heart to the home. From here, you move through into a cosy living room, complete with a wood-burning stove, creating a warm and inviting space to relax.

Off the living room is a bedroom, offering a private and convenient sleeping area.

To the other side of the kitchen/dining room, the property continues with two further bedrooms and a shower room, making this a practical home for family living or accommodating guests.

Outside, the property benefits from a small rear garden, while the main garden is situated to the front of the house, providing a pleasant outdoor space to enjoy. There is also an attached garage, offering useful storage or parking.

Adding further appeal and potential are two barns, providing substantial additional storage and workspace and offering a variety of possibilities depending on the new owner's needs.

With its peaceful hamlet setting, generous outdoor space, three bedrooms and excellent range of outbuildings, this property would make a wonderful permanent home, holiday retreat or project with further potential.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>