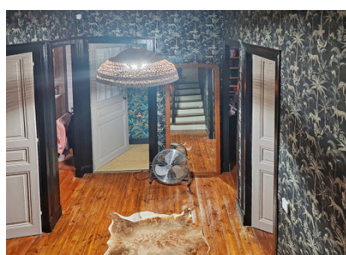
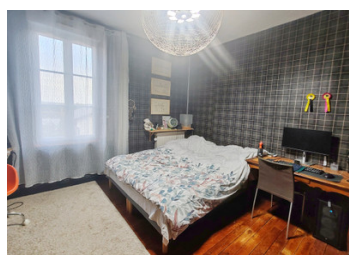


Tastefully renovated maison de maître with 4 beds and wonderful indoor and outdoor living spaces plus barns



INFORMATION

Town:	Saint-Genest-d'Ambière
Department:	Vienne
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2



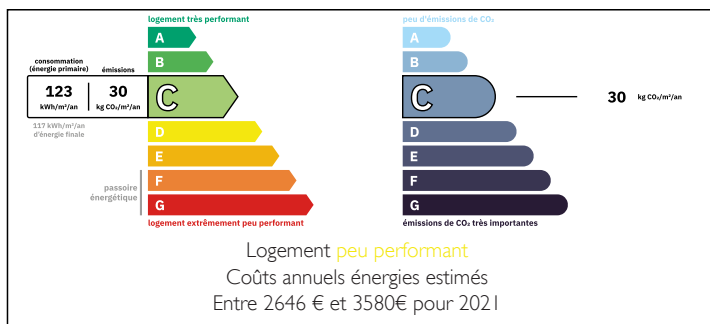
IN BRIEF

A fully renovated family home, offering 4 bedrooms and beautiful living spaces both indoors and outdoors. Tastefully decorated with a well-thought-out layout. An exceptional kitchen (featuring professional-grade appliances, including a huge Gaggenau fridge-freezer with a stainless steel interior) opening onto the dining room, and a separate utility room.

Large master suite on the second floor. Spacious entrance hall and landing for easy movement around the property. Beautiful, low-maintenance garden with clearly defined areas – a 40m² covered terrace, a driveway and covered parking, a vegetable patch with a well and a henhouse.

Potential to create a second house with separate access at the far end of the garden in the large barn. All modern conveniences: mains drainage, fibre broadband, water softener, volumetric and perimeter alarm system, double-glazed windows fitted with roller shutters and fly screens,

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

In the heart of a classic French village, complete with post office, bakery and primary school, yet small enough that you can take a 5 minute stroll into the surrounding countryside, this atypical maison de maître has been thoughtfully renovated to work perfectly as either a permanent or holiday home.

The main door is actually to the side of the property, through which you are immediately welcomed into a warm and spacious entrance hall (13m²) with the staircase leading up at the far end. To your left there's a small corridor leading to the WC and a separate laundry room (6.2m²), which also contains the main fuseboard, the water softener, and more cupboard space than you are ever likely to fill. There is also a door from this room to the street out the front, although it is rarely used by the current owners. Further into the entrance hall, a wide opening on the left reveals a comfortable and spacious living room (21.5m²) with a window to the front. A similar opening on the other side of the hall leads to the incredibly well-equipped kitchen, which forms one branch of the open "L", the corner section housing the dining room with fireplace (currently purely decorative, although the flue is still there in the wall) and the other branch leads to the garden. This whole area measures approximately 26.5m². The whole of the ground floor is tiled apart from the living room which features a sisal-type...

NOTES