

Charming one bedroom cottage with large garden, barn and hangar in peaceful location close to Loudun



## INFORMATION

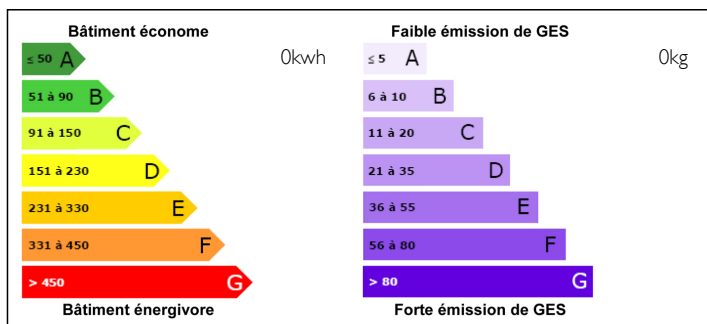
Town:	SAMMARCOLLES
Department:	Vienne
Bed:	1
Bath:	1
Floor:	80 m2
Plot Size:	1700 m2



## IN BRIEF

Requiring an update, this charming one bedroom house with garden would be perfect for a couple or an individual and is located near the hamlet of Sammarçolles and only 10 minutes from the city of Loudun.

## ENERGY - DPE



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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

Up a grass lane which runs alongside a stream, iron gates give access to the private garden of this cute property. There is a barn to your left, currently used as a workshop on the ground floor with attic space above and a large hangar. The house is in front and to the right. From the terrace, you enter into the living room (40m<sup>2</sup>) with painted beams, fireplace and woodburning stove. The kitchen (6m<sup>2</sup>) is to the left and has space for eating. There is a door to the side and double doors to the terrace. There is also a shower room with sink and toilet (4m<sup>2</sup>) on the ground floor. Stairs from the living room lead to the bedroom (31m<sup>2</sup>) with exposed beams. To the side of the property, there is a store room. There is an element of updating required for this property and it will require a new fosse septique. The garden is laid to lawn with mature trees. This property is in an area which benefits from a healthy tourist industry being close to many of the chateaux of the Loire. Rich in history, there are lots of places to visit including Richelieu, the historic walled town named after the infamous Cardinal and Chinon, a very pretty medieval town famous for its chateau which dominates the town below, bordering the beautiful river Vienne. And for gourmets, there are numerous vineyards with wonderful wines and other local delicacies to try like...

## NOTES