

Limestone property in the south Loire Valley with 1 bedroom on the ground floor, fenced garden

EXCLUSIVE



INFORMATION

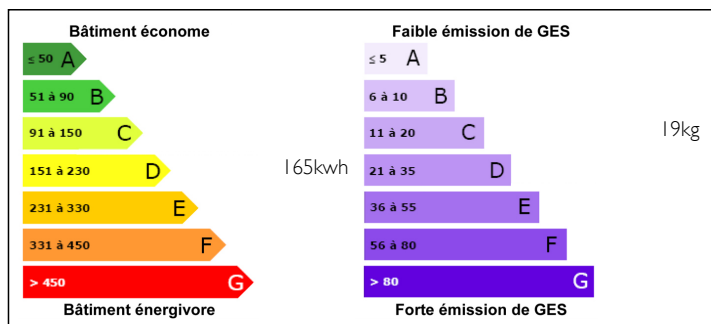
Town:	Berthegeon
Department:	Vienne
Bed:	3
Bath:	2
Floor:	181 m2
Plot Size:	6319 m2

IN BRIEF

Beautiful renovation for this property with no close neighbours. A small access path leads to the automatic gate with intercom that opens onto the courtyard enclosed by the various buildings and the stone wall. On the ground floor you will find a kitchen opening onto a large living room, a large bedroom with access to the terrace, the bathroom can be accessed directly from the bedroom or via a corridor. In addition to the courtyard, there is a terrace and an enclosed garden with an old chicken coop at the side of the house.



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.



NOTES

DESCRIPTION

THE PROPERTY IN DETAIL:

The entrance is via the living room or the veranda.

Ground floor:

- living room 65m²
- kitchen area 15m²
- fireplace in the lounge area
- bedroom 26.50m²
- 9.30m² shower room with double washbasin
- utility room 6.7m²
- study 7.7 m²
- separate WC
- corridor 12m²

First floor:

- small landing with low ceilings
- bedroom 24.50m²
- 6.30m² shower room with shower, washbasin and WC which can be accessed from the bedroom and landing.
- A 24.50m² bedroom with access to the attic.
- Attic space of approx. 50m².

THE OUTBUILDINGS:

- cellar 7.80 m² after the laundry room.
- cellar 23 m²
- stone barn 138m²
- Barn 64m² with fireplace
- stable 76m² with attic

TECHNICAL FEATURES:

- PVC double glazing
- Watertight septic tank, therefore drainage to be provided.
- Gas central heating.

THE AREA:

The property is located on the outskirts of a small village of 300 inhabitants in the southern Loire Valley with a small bar and fast food restaurant as well as a baguette and pizza vending machine.

5 km from Monts sur Guesnes for local services (supermarket, post office, medical centre, primary and nursery schools...) and 12 km from Lencloître