

Stunning countryside three bedroom house with swimming pool and attached land. Priced to sell.

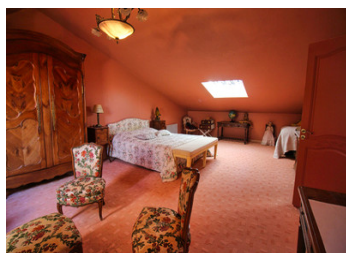


## INFORMATION

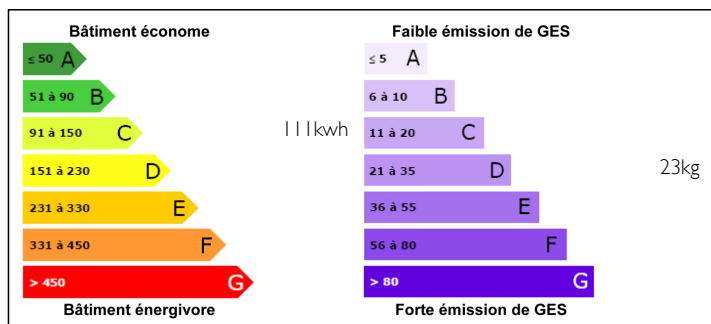
Town:	Mouterre-sur-Blourde
Department:	Vienne
Bed:	3
Bath:	2
Floor:	218 m2
Plot Size:	74592 m2

## IN BRIEF

Countryside living with outbuildings. Professionally renovated house with view countryside views all around. 12M x 6M swimming pool. Enclosed fields surrounding the house. Just ten minutes to shops, supermarket, etc. Great French restaurant just a minute away. The price is not negotiable.

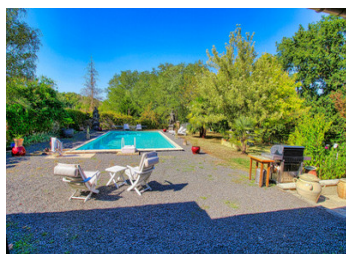


## ENERGY - DPE



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 habitation: 360 EUR**

## NOTES

## DESCRIPTION

Beautiful gated entrance lead you to this house.  
 Parking and garages near to the house.  
 Entrance door to a hall with a wc adjoining. (8m2)  
 Lounge with swimming pool view (32m2)  
 Open plan kitchen 33m2). leading to the dining room (39m2). Views all around the property.  
 Family bathroom with jacuzzi bat, large walk in shower and ample storage space  
 Stairs to the first floor, with landing.  
 Master bedroom (30m2)  
 Bedroom two (17m2)  
 Office, potential for bedroom number four  
 Second bathroom, to be completed.  
 Lower property area comprising a laundry/boiler room (19m2) and a room with a well (17m2)  
 Bedroom three with adjoining shower room (15m2) has a separate access to the main property - ideal for family/guests.  
 Large front terrace area overlooking countryside

Swimming pool 12 m by 6 m, with exterior shower and sheltered seating area to the side  
 Garage and barn.  
 Large workshop and outbuilding at the top of the garden.

7.4 hectares of land surrounds the house. All fenced and gated, providing excellent usage for equestrian/animals.

Ten minute drive to the supermarket, restaurants and shops.

All in all, a wonderful property, priced to sell

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