

A charming detached four-bedroom stone house plus a two-bedroom house and garden in a quiet hamlet.



## INFORMATION

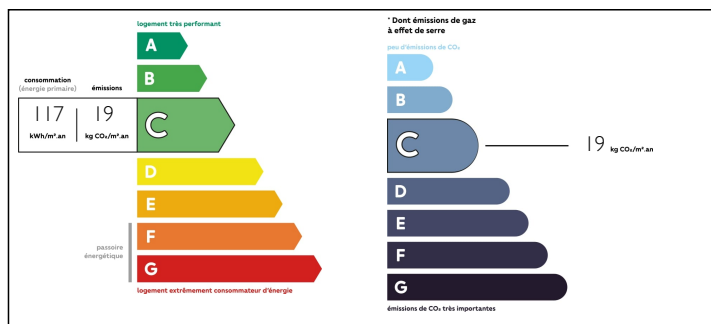
Town:	Rouillé
Department:	Vienne
Bed:	6
Bath:	5
Floor:	207 m2
Plot Size:	1404 m2

## IN BRIEF

Situated in a hamlet 2 kms from the village of Rouillé which has amenities including restaurant and bar. The main house has been nicely renovated to include gas central heating and double glazing and has been used as a gite. The second house, which the owners live in also has central heating and has a private garden with views over open fields. The property is just under 30km from Poitiers with its main line TGV station and airport. The nearest large supermarket is in Lusignan. A lovely opportunity to either purchase with relatives or a home with possible rental income from the gite.



## 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

### 4 bedroomed House

From a small terrace your enter through double doors into an open plan fitted kitchen/diner, come living room with a feature stone wall and open staircase. Through this room there is access to two bedrooms and a shower room.

Upstairs to the first floor - There is a landing area large enough for a sofa and possible study space. The main bedroom is currently set up as a family bedroom room with king size and single beds, as well as room for a cot, with its own shower room. There is a further bedroom with shower room.

### 2 bedroomed House

The second house has a terrace leading up to the front door. It consists of a kitchen/dining room. There is a utility room with shower, separate WC and a large living room with patio doors onto the terrace

Upstairs there are two bedrooms.

The first double has an ensuite with toilet and hand basin and plumbing for a shower.

The second and master bedroom has a walk-in wardrobe and bathroom.

The garden (1377 m<sup>2</sup>) is mainly laid to lawn with countryside views

The nearest village which has doctor, dentist, pharmacy, bank, post office, bakers, tabac and bar/restaurant is just under 2 kms away and the nearest supermarket is in Lusignan.

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

## NOTES