

Beautiful stone farmhouse with potential. Covered porch, beautiful enclosed courtyard, outbuildings and garden



## INFORMATION

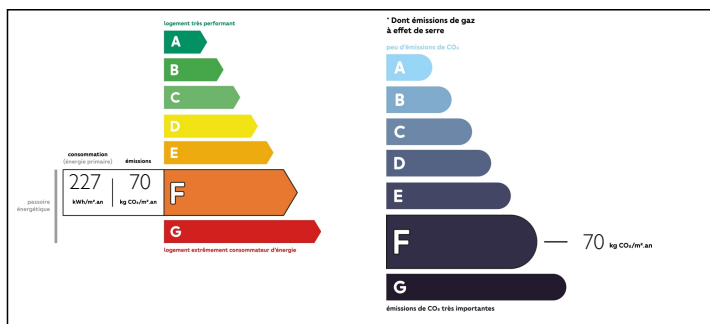
Town:	La Roche-Rigault
Department:	Vienne
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	1532 m2

## IN BRIEF

In a quiet hamlet in the southern Loire Valley, come and discover this 18th century longère. Hidden behind a magnificent stone entrance porch, a gravelled courtyard separating the dwelling house and the barn is totally unoverlooked. The property has central heating with magnificent cast iron radiators, a bread oven, fenced grounds, a well, roof and stone walls in very good condition, numerous outbuildings, great potential and possibility of extension.

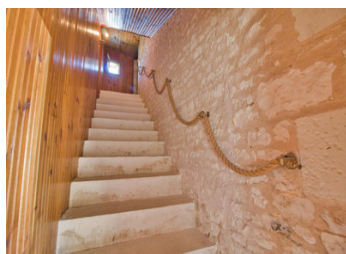


## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 367 EUR**

## NOTES

## DESCRIPTION

### THE PROPERTY IN DETAIL:

In the small lane of a hamlet, the large wooden gate of the porch opens onto a courtyard enclosed by the house and the outbuildings.

The house is currently composed as follows:

Ground floor:

-entrance kitchen under veranda 18 m2

-separate toilet

-Bathroom to refresh 6 m2

-Dining room with fireplace 32 m2

-Living room with fireplace 21 m2

On the first floor:

On the right:

-a corridor of 6X1,2 leads to 3 bedrooms of 14,15 and 23 m2 two of which have terracotta tiles under the carpeting

On the left, a WC followed by a 34 m2 attic

In the extension of the house, a 10 m2 room with a bread oven houses the viessmann boiler and the oil tank.

Oil central heating, well, no linky meter, septic tank to be made..

The house is available immediately.

### THE OUTBUILDINGS:

Entrance porch 26 m2

open stone shed 37 m2

In front of the house a barn around 100 m2 divided in 2 rooms.

In the extension of the housebound 100 m2 composed of a garage, a work shop, a cellar

Attic on top around 54 m2

At the back of the house a fenced and grassed land of about 350m2.

### THE AREA

Less than 1 km from the property there is a pond with fish.

8 km from Loudun with all amenities

12 km from Richelieu