

Gorgeous three bedroom longère near Maulay. 360 DEGREE VIRTUAL TOUR AVAILABLE

EXCLUSIVE



INFORMATION

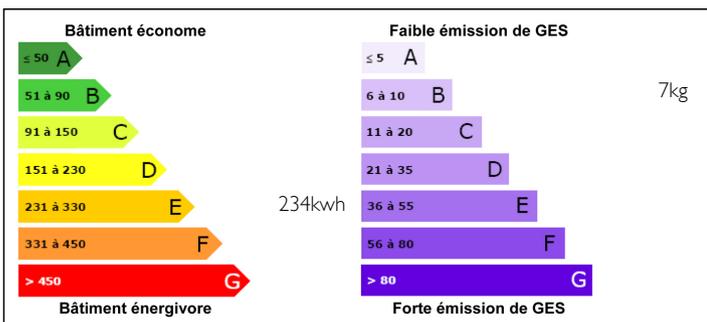
Town:	Maulay
Department:	Vienne
Bed:	3
Bath:	3
Floor:	256 m2
Plot Size:	2004 m2



IN BRIEF

Surrounded by countryside, with no close neighbours, this beautifully renovated longère oozes character and charm with exposed beams and tommette tiled floors. It is immaculately presented with a modern fitted kitchen, three reception rooms and three ensuite bedrooms. As well as a courtyard with entertaining space and a large garden, it also benefits from a garden studio room and hot tub.

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

You enter into the breakfast room (10m<sup>2</sup>) which is next to the kitchen and overlooks the courtyard. Off the breakfast room is a laundry room (8m<sup>2</sup>) and a storage area with a door to stairs leading to the cellar (9m<sup>2</sup>). The modern and well-equipped kitchen (14m<sup>2</sup>) opens onto a snug (23m<sup>2</sup>) with wood burning stove and working bread oven and large French doors opening onto a terrace with views over the fields beyond. Off this room there is a storage cupboard. The lounge (38m<sup>2</sup>) has a wood burning stove, three windows and a glazed door to the courtyard. Continuing through, the dining room (16m<sup>2</sup>) has a glass door to the courtyard. Off the double height entrance hall (11m) there is a study (4m<sup>2</sup>), WC and wooden staircase to the first floor. From the halls is a bedroom (21m), accessed by double doors, with an en-suite shower room washbasin, shower and WC and dressing room (13m<sup>2</sup>) with ample storage. On the first floor, there is a mezzanine (16m<sup>2</sup>) which is ideal for an office or reading space. There is good storage space. There are two bedrooms, the first (29m<sup>2</sup>) has an en-suite shower room and separate WC. The other (33m<sup>2</sup>) has a bath and washbasin and storage space.

### Outbuildings :

A barn (37m<sup>2</sup>) with storage room, a separate garage and a shed are attached to the house.

There is a separate garage and a shed.

On the other side of the courtyard, a garden studio (22.5m<sup>2</sup>) has been created...

## NOTES