

Beautiful three bedroom stone property, close to village, south Loire Valley

EXCLUSIVE

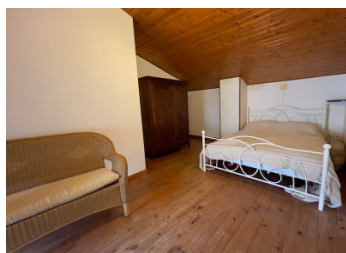


## INFORMATION

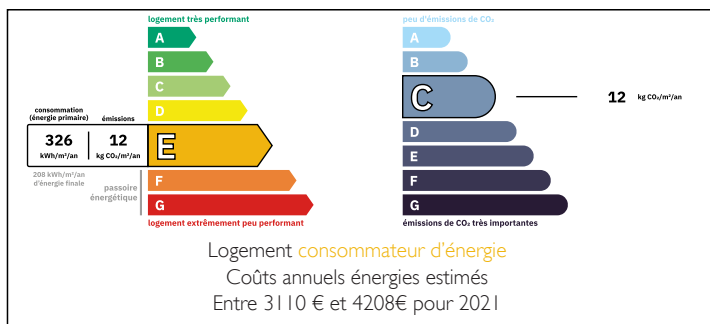
|             |         |
|-------------|---------|
| Town:       | Berrie  |
| Department: | Vienne  |
| Bed:        | 3       |
| Bath:       | 2       |
| Floor:      | 154 m2  |
| Plot Size:  | 1316 m2 |

## IN BRIEF

A gorgeous stone property, full of character, situated in the Vienne, south of the Loire Valley. Just a few minutes from a village with bakery, shops, bar and school, this charming 3 bedroom, 2 bathroom home has a lovely garden with countryside views..

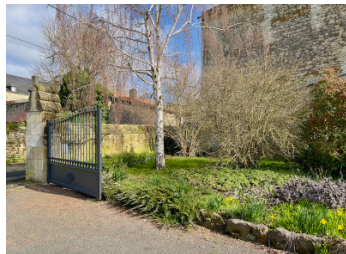


## ENERGY - DPE



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

### Ground Floor

Kitchen / dining room (43m<sup>2</sup>) with wooden cabinetry, fireplace with insert and beautiful wooden mezzanine.

Sitting room (30m<sup>2</sup>) with a lovely stone floor, double sliding doors leading onto the paved terrace and views over the garden

Bedroom 1 (12m<sup>2</sup>)

Bathroom with shower and fitted vanity  
WC

Office (7m<sup>2</sup>)

Storeroom

### First Floor

Wooden Mezzanine overlooking the kitchen / diningroom

Bedroom 2 (12.60m<sup>2</sup>)

Bedroom 3 (18m<sup>2</sup>)

Bathroom - fully tiled with walk in shower

### Outside

Studio / workshop (37.40m<sup>2</sup>) with windows and door to garden. Could be converted into a gite or studio apartment

Garage (28m<sup>2</sup>)

Covered wood store

Graveled driveway with plenty of parking

Paved terrace

Garden, fully enclosed with mature shrubs, fruit trees and views over the surrounding countryside

Cave

### Practical Information

Individual septic tank - non conforming

Electric and wood heating

Situated in a quiet hamlet surrounded by fields and woods.

Saint-Léger-de-Montbrillais 2 km with bar, bread shop, butchers and school

Montreuil-Bellay 9 km with Chateau, bars,, restaurants, schools and supermarket

Saumur 21 km - train station with links to Paris

## NOTES