

South Loire Valley, nice stone residence, in large wooded grounds with covered swimming pool and outbuildings



INFORMATION

Town:	La Roche-Rigault
Department:	Vienne
Bed:	4
Bath:	2
Floor:	210 m2
Plot Size:	5136 m2

IN BRIEF

Set in a small hamlet typical of the southern Loire Valley, this charming property is made up of beautiful tufa stone houses.

The main house (210 m²) has 4 bedrooms, one of which is on the ground floor. The outbuildings, all in good condition, offer additional space for a host of possibilities.

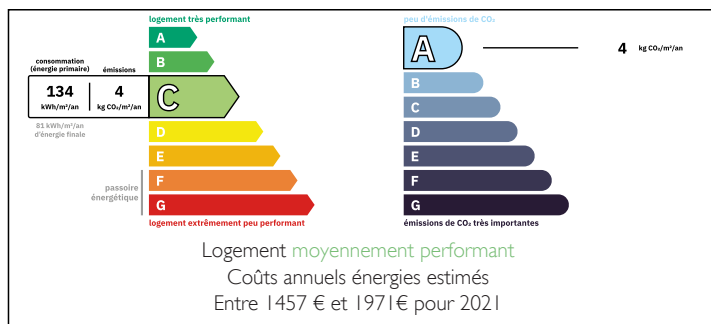
A large covered swimming pool completes the property, set in more than 5,000 m2 of enclosed grounds planted with trees.

Central heating via a recent heat pump makes this a very comfortable main or holiday home.

Situated 10 minutes from Loudun and just a stone's throw from the Scevolles forest with its many footpaths and the 'green line' (cycle path), this large property has a lot to offer.



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: 1223 EUR

NOTES

DESCRIPTION

THE PROPERTY IN DETAIL:

GROUND FLOOR

- 19.2 m2 fitted and equipped kitchen
- master bedroom 12 m2 with access to terrace
- adjoining shower room 4.7 m2 with Italian shower, double washbasin and WC
- separate WC 1.5 m2
- Dining room 21.7 m2
- 31.8 m2 lounge with wood-burning stove, staircase to first floor

1st floor:

- large room 58 m2 used as office and games area which could easily be divided if additional bedroom required.
- A corridor leads to 3 bedrooms and a shower room with WC.
- Bedroom 12.2 m2
- 7 m2 shower room with Italian shower, WC and washbasin
- Bedroom 12 m2
- Bedroom 14.75 m2

From the outside, access to a boiler room used as a utility room 17.5 m2

TECHNICAL POINTS:

- central heating by 3-year-old heat pump
- double glazing
- Septic tank for drainage, to be brought up to standard
- a well with a pump for watering the garden

THE LAND

Enclosed grounds with numerous trees, shrubs and fruit trees.

THE POOL

12x6 m swimming pool, covered for safety and heated, 1.20 m to 1.80 m deep, with terrace.

OUTBUILDINGS:

- a small building, summer kitchen currently 33 m2 could easily be converted into a small gîte