LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A32198SGA86 Price: 219 000 EUR

agency fees to be paid by the seller

**In the south Loire Valley, isolated stone property with views, large enclosed grounds, large outbuildings**















## INFORMATION

| | |
|---|---|
| Town: | Lencloître |
| Department: | Vienne |
| Bed: | 4 |
| Bath: | 1 |
| Floor: | 163 m2 |
| Plot Size: | 6300 m2 |

## IN BRIEF

In the south Loire Valley, come and discover this tufa stone property which is habitable without any work and has retained its character with exposed stone walls, beams and fireplaces.

The house has two bedrooms on one level and two others upstairs.

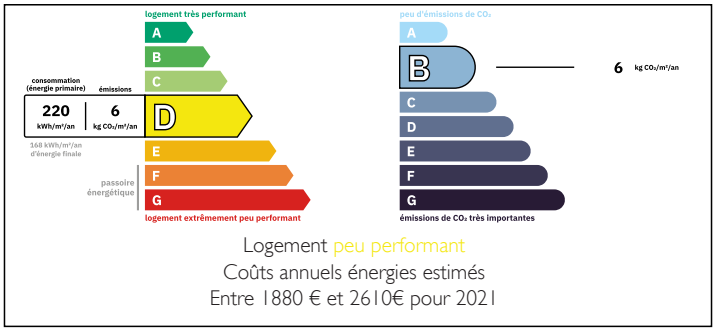
Its numerous outbuildings could be used for various activities or to create a gîte.

It has no nearby neighbours, which could also allow to use it for events or crafts activities.

It currently houses a boarding kennel for dogs and cats.

Its 6300 m2 of land is fully enclosed.

## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 1880 € et 2610€ pour 2021

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.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **1100 EUR** |

## NOTES

## DESCRIPTION

THE PROPERTY IN DETAIL:
The entrance to the property is via an automatic gate, followed by several doors leading to the house itself.
From a garage area.
-Entrance hall, 12 m2 corridor where is located the staircase for the upstairs bedrooms and giving access to
-separate WC with washbasin
-bathroom 9.2 m2 with bath, shower and double washbasin
-4.5 m2 utility room with storage space.
-11 m2 bedroom with terracotta floor tiles, large cupboard
- living room28.5 m2 with terracotta floor tiles, beam, fireplace with wood-burning stove, exit to terrace
-Dining room 30 m2 with terracotta floor tiles, beams, fireplace with wood-burning stove, exit to terrace on one side and kitchen access on the other.
- fitted kitchen 17 m2 with access to the garden on one side and dining room on the other.
-Separate WC with washbasin.
-bedroom 15.6 m2 parquet flooring.

THE OUTBUILDINGS:
In the extension of the house
-A large 114 m2 barn (5.65x20) with a garage and entrance for the house.
Opposite the house:
-an old stable 74 m2 with upper floor
-a 28 m2 workshop with well pump
-a large 85 m2 garage with electric door and heavy goods vehicle slab

At right angles:
-pigsties approx. 22 m2 in 2 areas
-an old chapel with a bread oven

TECHNICAL POINTS
-double-glazed windows
-heating by wood-burning stoves and electric radiators