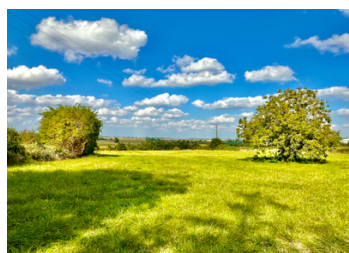


South Loire Valley, ideal for animals, property with porch and courtyard enclosed by outbuildings plus 1 ha.



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Saint-Jean-de-Sauves |
| Department: | Vienne               |
| Bed:        | 4                    |
| Bath:       | 2                    |
| Floor:      | 140 m2               |
| Plot Size:  | 14450 m2             |

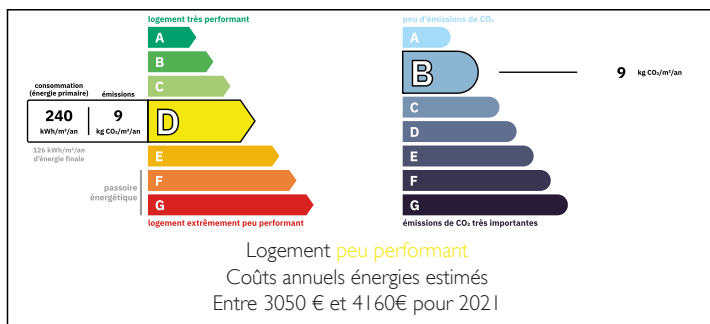


## IN BRIEF

In a quiet hamlet 3 km from amenities with schools up to collège, come and discover this farmhouse with its not overlooked courtyard benefiting from a 1360 m2 vegetable garden on the other side of the lane as well as a 11550 m2 meadow.

Once you have closed the large gate of the porch of this property, you have a 140 m2 house with 3/4 bedrooms, another small house to finish converting with 80 m2 on two levels as well as numerous large outbuildings.

## 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

### THE PROPERTY IN DETAIL:

Ground floor:

- entrance 2.5 m2 stone staircase
  - kitchen 28 m2
  - living room 15 m2
  - office 11 m2
  - bedroom 15.5 m2
  - hallway 8 m2 with staircase to first floor
- From kitchen to hallway, possibility of a single large room due to non-supporting walls

-Separate WC 2 m2

-Bathroom 7 m2

First floor:

- corridor 9 m2
- shower room 3.5 with toilets
- bedroom 13.5 m2
- bedroom 15.7 m2
- bedroom 14.4 m2
- attic 13.6 m2

### TECHNICAL POINTS:

- mains drainage
- double glazed windows
- recent pulsed wool insulation
- roof revised by a roofer
- electric heating
- a well

### THE OUTBUILDINGS:

- Press 40 m2
- cellar 51 m2
- small house 40 m2 X 2
- barn and stables approximately 250 m2
- pigsties approx. 70 m2

### THE AREA:

This property is situated in the pretty hamlet of Fontenay sur Dives, just a few minutes from the bakeries, local shops and amenities of the village of Saint Jean de Sauves.

Saint Jean de Sauves has nursery, primary and secondary schools as well as numerous shops (pharmacy, bakery, butcher, mini-market, etc.), a

## NOTES