

Charming 4-bedroom longère with countryside views in the commune of Saires. Sold furnished.

EXCLUSIVE

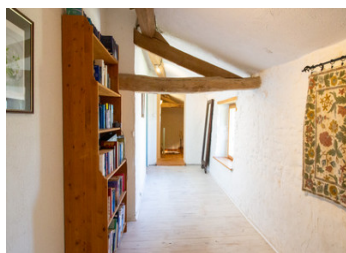


INFORMATION

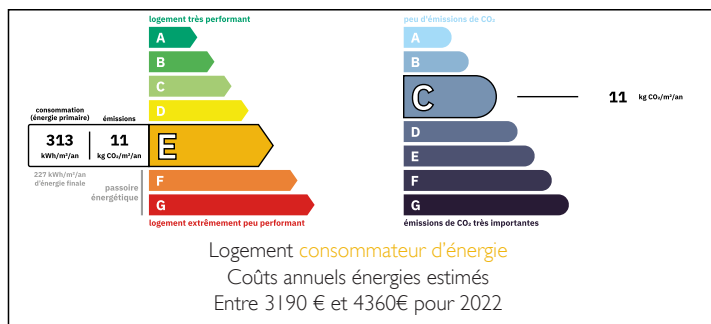
Town:	Saires
Department:	Vienne
Bed:	4
Bath:	3
Floor:	150 m2
Plot Size:	574 m2

IN BRIEF

Discover this delightful, furnished longère located in a peaceful hamlet near the villages of Saires and Berthegon. Just 5 km from Monts-sur-Guesnes for everyday shops and services and around 45 minutes south of the renowned châteaux and vineyards of the Loire Valley. Ideal as a permanent home, holiday home or rental investment.

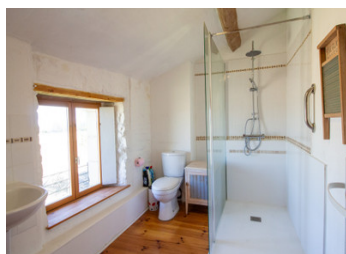


ENERGY - DPE



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

Crossing the front garden, you enter directly into the spacious living room (33 m²), a warm and inviting space with a wood-burning stove with window to the front garden and double doors to the rear garden. To the right is the fitted kitchen (11 m²) with a window overlooking the front garden. A small hallway (1 m²) with built-in storage leads to a shower room (4 m²) with shower, basin and WC. To the left of the living room is the generous dining room (28 m²), also with a wood-burning stove, and windows to the front garden.

Stairs lead to the first floor. The principal bedroom (18 m²) features an ensuite shower room (3 m²) with shower, basin and WC. Three further bedrooms (each 11 m²) are served by a family shower room (7 m²), also equipped with a shower, basin and WC.

An attached garage (18 m²) provides useful storage or parking or could be used as a workshop. The garden wraps around the front, side and rear of the property. The rear garden offers lovely open views across the fields and surrounding countryside, making it an ideal spot to relax and enjoy the peace of the rural setting.

Berthegon has a baguette dispenser, and pizza machine. Just 5 km away, the charming village of Monts-sur-Guesnes provides all essential amenities: convenience store, pharmacy, medical services, nursery and primary school, bar-restaurant, hairdresser, beautician, theatre, and more. Its restored château houses the town hall, library, and the...

LOCAL TAXES

Taxe foncière: **564 EUR**

NOTES