

Peaceful country cottage to renovate with garden, outbuildings with gite potential and areas of land.



## INFORMATION

Town:	Mouterre-sur-Blourde
Department:	Vienne
Bed:	1
Bath:	1
Floor:	89 m2
Plot Size:	51605 m2



## ENERGY - DPE

DPE not required.

## IN BRIEF

If you are seeking a slice of rural life surrounded by rolling countryside and the opportunity to create your own idyllic retreat, this charming one-bedroom country house presents an exciting opportunity. Situated in a hamlet of only one other property with the beauty of nature as your constant backdrop but only 10 minutes drive to town.

Though requiring renovation, the cottage already benefits from essential modern updates to the plumbing and a full rewire, offering a good foundation from which to transform it into a cosy home, holiday property, or weekend getaway. Combined with a private garden, traditional stone outbuildings, a small barn with enormous potential to develop into another dwelling, and a delightful orchard-style garden beside it, this property represents a rare chance to step into rural life with scope for development, creativity, investment, and personalisation.

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

This modest yet characterful one-bedroom cottage is ideal for those who dream of shaping their own home to their exact tastes.

Recent works have already been completed on two of the most crucial elements of any renovation: re-wiring and essential improvements to the plumbing have been carried out. The property provides a practical starting point for further works such as plastering, kitchen and bathroom refurbishment, or reconfiguring/increasing the layout to suit your lifestyle.

The current footprint: entrance hall, large kitchen with fireplace, lounge, bathroom and a further room on the ground floor, lends itself to cosy, low-maintenance living. Upstairs is the large bedroom with view over the garden and outbuildings at the front of the house. The house provides a manageable space that can be adapted in many directions, at the rear is a first floor attic space with independent access that could be developed into more living space for the main house or as an independent studio perhaps (subject to permissions).

The detached stone barn/garage had planning permission in the past (re-application now required) to transform it into a 2 bed, single storey property with its own pretty fenced garden, with well, and parking area. This would make an ideal holiday rental, gîte or quaint country home.

The property has various parcels of land and woodland in other locations nearby, some of which are currently farmed by neighbours.

Located only a couple of minutes from the centre of Mouterre-sur-Blourde with its fabulous auberge serving delicious meals, and...

## NOTES