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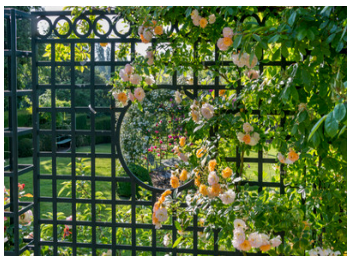
Ref: A39607DD86 Price: 330 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (315 000 EUR without fees)

This garden of timeless beauty with characterful house is seeking passionate gardener to continue enjoying it















INFORMATION

Town:	Brion
Department:	Vienne
Bed:	3
Bath:	4
Floor:	205.82 m2
Plot Size:	26913 m2

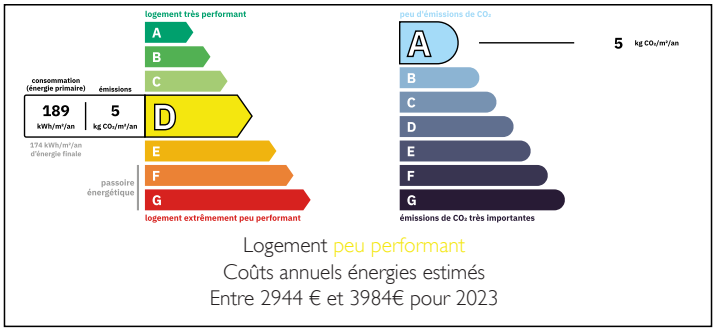
IN BRIEF

Minutes from the heart of the vibrant village of Gençay, and approached by an impressive driveway, with the pond on your left, this unique property is truly idyllic, a paradise on the banks of the river, providing a complete heaven for gardeners - this exceptional garden is a perfect blend of charm and beauty, offering great potential to a new owner.

The large house is beautifully renovated & has a good-sized kitchen and sitting room, & on the 1st floor, 3 bedrooms all with their private bathroom. In an outbuilding is the fully-working bread oven and the equipped summer kitchen, used regularly to host wonderful feasts & parties for around 50 people. The bureau in another outbuilding is currently used as an office, but could be easily converted into a little gîte for your friends to stay in.

The...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2944 € et 3984€ pour 2023

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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NOTES

DESCRIPTION

Nestled within the heart of a meticulously landscaped park, this enchanting property is defined by its extraordinary garden—an evolving masterpiece cultivated with love and care over the past 30 years. Gracefully cascading down a hillside toward the river, the garden unfolds in a series of thoughtfully designed spaces, each offering its own charm and inviting possibilities for personalisation.

At the soul of the estate lies the Romantic Garden, a serene haven adjacent to the house. Here, a captivating water feature sets the tone and a classic trellis, adorned with fragrant climbing roses, gently separates the house from the Romantic Garden, creating a poetic transition between domestic comfort and natural splendour.

Step into a house that successfully blends timeless character with everyday practicality. From the courtyard you come into a spacious, country kitchen (32.5m²), where a classic flagstone floor and a grand cooker set into the original fireplace evoke warmth and conviviality—perfect for cosy family meals or for hosting generous gatherings. Just beyond the kitchen, an entrance hall leads to a convenient downstairs loo where you will also find the water softener and, immediately across from the kitchen, a well-proportioned back kitchen (approx. 17.5m²) offers versatile storage space, including wine storage for the discerning enthusiast and room for extra freezers as well as shelving offering lots more storage space. Thoughtfully positioned, it ensures easy access to your provisions and supplies. At the other end of the kitchen is the expansive sitting room (47m²), where an impressive...