

Beautiful Stone Longhouse with Large Fenced Land, Outbuildings, and Swimming Pool



INFORMATION

Town:	Savigné
Department:	Vienne
Bed:	5
Bath:	2
Floor:	170 m2
Plot Size:	10342 m2

IN BRIEF

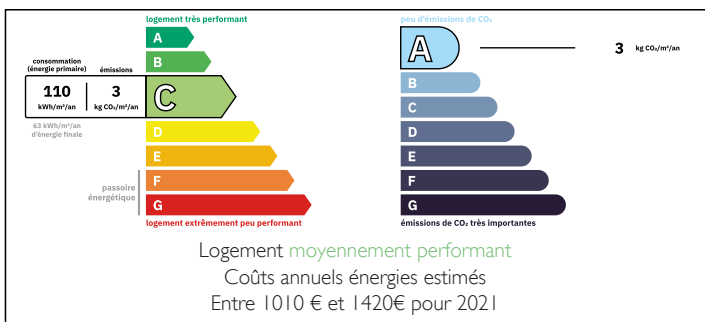
In Savigné, just minutes from Civray with its shops and supermarkets, this stone longhouse offers 170 m² of living space, 6 bedrooms, and 388 m² of outbuildings, including a 138 m² barn and a 200 m² hangar suitable for parking a motorhome.

One of the key features of this property is its exceptional 10,342 m² plot, fully enclosed, planted with trees, and perfectly suited for accommodating animals thanks to a dedicated area and a barn used as shelter. This rare amount of land in the area provides true freedom for development and adds significant value. The property also includes a secured swimming pool and numerous fruit trees.

The setting is peaceful, with no overlooking neighbours, and offers quick access to major routes. This property combines charm, space, extensive outbuildings, and a large stretch of land, providing remarkable potential for various projects....

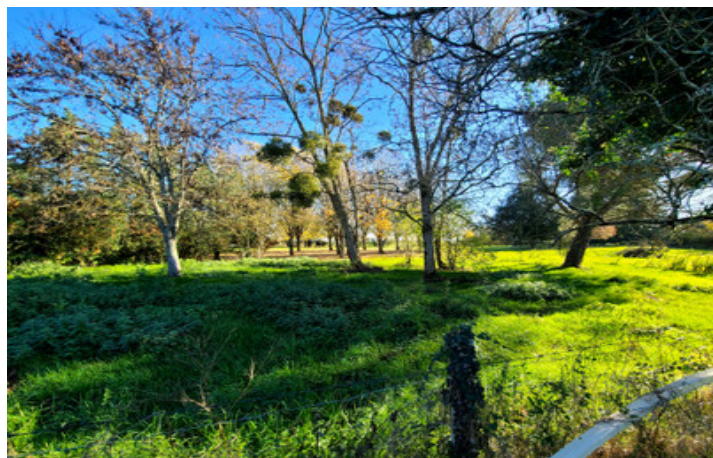


ENERGY - DPE



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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 house is composed as follows:

- Fitted kitchen: 12 m²
- Living room with marble parquet flooring: 37 m², bright, with a fireplace
- Room (playroom, office or bedroom): 19 m²
- Bathroom: 8 m²
- WC
- Office or bedroom: 10 m² with storage

FIRST FLOOR

- Bedroom 1: 17 m²
- Bedroom 2: 18.5 m² with storage spaces
- Corridor: 12 m²
- WC
- Bathroom: 3.5 m²
- Bedroom 3: 11 m² with a balcony
- Bedroom 4: 11 m² with a balcony
- Bedroom 5: 11 m²

OUTBUILDINGS

Barn: 53 m² + 43 m² mezzanine
Boiler room: 13.5 m²
Cellar: 10 m²
Workshop: 19.5 m²

OUTSIDE

200 m² hangar suitable for several vehicles including a motorhome
Former stable: 70 m²
DESJOYAUX pool 4x8 with shell
Animal enclosure
Tree-planted land with fruit trees (cherry trees, mirabelle plums, kaki, lime trees, fir trees)
Terrace and fish pond

Heating: Reversible heat pump (3 years old) + new hot-water tank
Wood insert fireplace, lined and insulated
Double glazing

NOTES