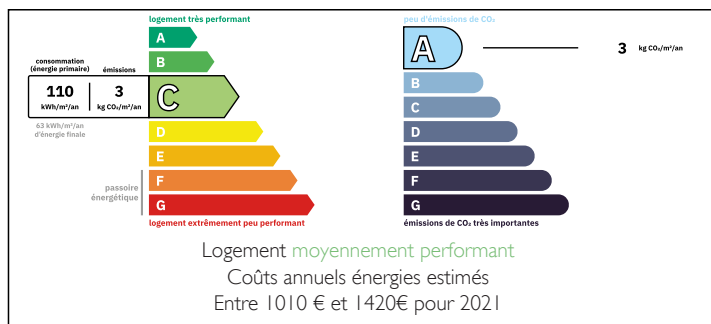


Beautiful Stone Longhouse with Large Fenced Land, Outbuildings, and Swimming Pool



ENERGY - DPE



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....

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.



NOTES

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