

## Charming Countryside Property with Established Gîte Potential, Nestled in Beautiful Grounds



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Brux    |
| Department: | Vienne  |
| Bed:        | 5       |
| Bath:       | 3       |
| Floor:      | 175 m2  |
| Plot Size:  | 9774 m2 |

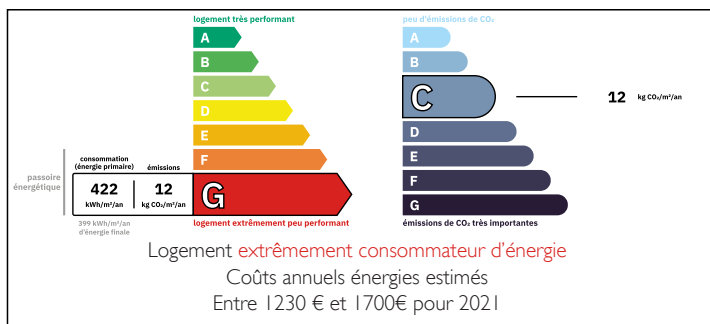


## IN BRIEF

Situated just outside a charming village, this delightful countryside property offers an exceptional opportunity as a permanent residence, holiday home, or income-generating gîte business. Nestled within stunning landscaped gardens and private woodland, the property enjoys a tranquil and secluded setting ideal for relaxation and entertaining. The grounds feature mature trees, a magnificent wisteria, a pétanque area, and a feature pond, creating an idyllic outdoor environment to enjoy throughout the seasons. With multiple independent living spaces, the property is perfectly suited for hosting guests, extended family, or developing a holiday rental business.

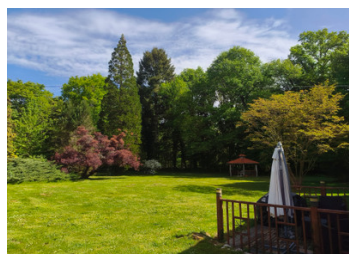
A true turnkey property — simply arrive, unpack, and enjoy the peaceful lifestyle on offer.

## 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

### Main House

#### Ground Floor

The main house welcomes you into a spacious open-plan kitchen, dining, and living area full of rustic charm and character. A beautiful wood-burning stove set within a feature fireplace creates a warm and inviting focal point for cosy winter evenings.

Traditional features including exposed stone walls, timber beams, and flagstone tiled flooring blend effortlessly with modern touches to create an authentic yet comfortable living space.

A wooden staircase leads to the first floor.

#### First Floor

Two attractive bedrooms with wooden flooring and exposed beams

Shower room with WC

Attached Annex / Gîte

## NOTES

Adjoining the main house is a charming two-bedroom annex/gîte, ideal for holiday rentals, guest accommodation, or independent living for family and friends. Rich in original features and character, this space offers excellent flexibility and income potential. (DPE D)

#### Ground Floor

Open-plan kitchen, dining, and living area featuring Flagstone tiled flooring, exposed wooden beams, feature fireplace with Patio doors opening onto a private garden area, filling the room with natural light. A wooden staircase leads to the first floor.

#### First Floor

The first floor offers two bedrooms with wooden flooring and exposed beams and a Shower room with WC

#### Single-Storey Annex / Gîte

Tastefully renovated while retaining its original charm, this self-contained accommodation includes Open-plan kitchen, living, and dining area, Spacious shower room with WC and a bright and spacious