

## Character property in Peaceful hamlet



## INFORMATION

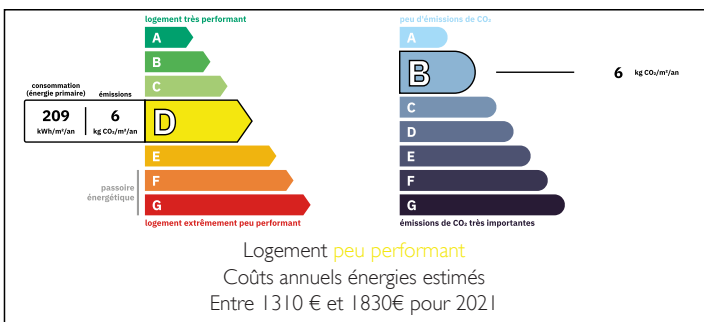
Town:	Coulonges
Department:	Vienne
Bed:	2
Bath:	1
Floor:	120 m <sup>2</sup>
Plot Size:	1039 m <sup>2</sup>



## IN BRIEF

Charming countryside home in a peaceful hamlet with a beautiful garden, garage, two carports, and several outbuildings including a studio and traditional bread oven. Inside offers a cosy split living and dining area with wood burner, a bright kitchen, and flexible upstairs accommodation featuring a bedroom, dressing room with shower, and an additional bedroom with toilet. Underfloor heating is installed, though the heat pump (requires replacement). A character property with excellent potential in a tranquil rural setting.

## 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

Charming countryside property set in a peaceful hamlet, offering character, potential, and beautiful outdoor space.

The house benefits from a lovely garden, a garage, and two carports, providing ample parking and storage. Additional outbuildings include a studio or possible extra room to convert, as well as a renovation project featuring a traditional bread oven full of rustic charm.

Inside, the home opens into a welcoming living space split into two areas, with a dining room and cosy sitting room separated by a wood burner, creating a warm and inviting atmosphere. The bright kitchen is accessed directly from the living area and enjoys plenty of natural light. The property is also set up for underfloor heating, the heat pump for this needs to be replaced.

Upstairs, the staircase leads to a bedroom, followed by a dressing room with shower, and a second bedroom with a toilet, offering flexible accommodation options.

A characterful property with great potential, ideal for those seeking country living in a tranquil setting

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES