

## Family home with gite opportunity



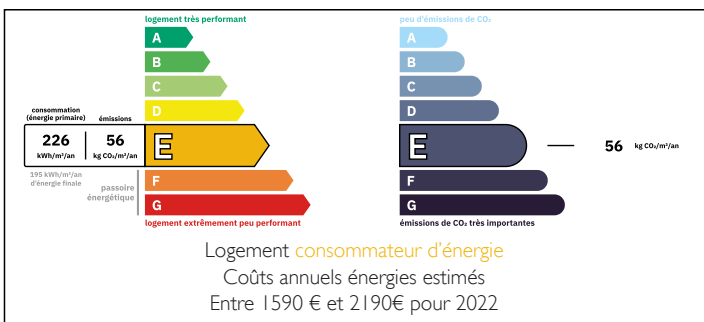
## INFORMATION

Town:	La Trimouille
Department:	Vienne
Bed:	3
Bath:	2
Floor:	91 m <sup>2</sup>
Plot Size:	1752 m <sup>2</sup>

## IN BRIEF

Spacious countryside property in a peaceful hamlet with large outdoor space and a second building to renovate into a possible gîte or additional house. The main home offers generous living areas, three bedrooms, multiple downstairs rooms including an office and second kitchen, plus garage and cellar space. A property with excellent potential for family living or a renovation project.

## 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

Situated in a peaceful hamlet, this property offers generous outdoor space and excellent potential for a family home or renovation project.

The main house features a large and welcoming living and dining area, a kitchen, three bedrooms, a bathroom, and a separate toilet. On the lower ground floor, you will find a garage, a second kitchen, an additional living room, an office, a shower room, a boiler room, and a cellar/storage area, offering flexible living arrangements and plenty of storage space.

The property also includes a separate building with the potential to be converted into a second house or gîte, although it requires complete renovation.

A property full of possibilities, ideal for those seeking space, potential, and countryside living.

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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