LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45194SGA86 Price: 470 000 EUR

agency fees to be paid by the seller

South Loire Valley, the charm of stonework: house with heated pool and operating guest cottage, enclosd garden















INFORMATION

Town:	Dercé
Department:	Vienne
Bed:	4
Bath:	4
Floor:	195 m2
Plot Size:	3959 m2

IN BRIEF

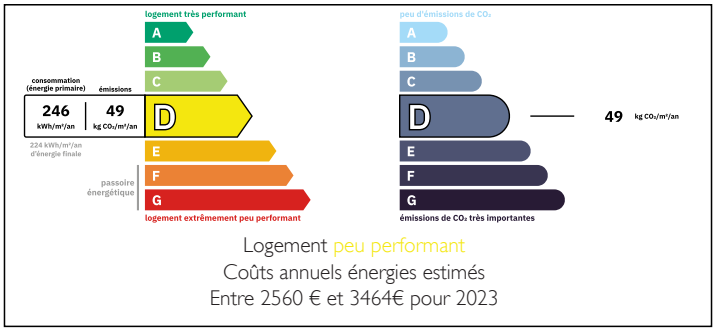
This stone property is a true little hamlet in itself. Restored and completely private, it features a recently renovated main house with two bedrooms and two bathrooms, a large secure and heated 11 x 5 m swimming pool, a fully operational independent guest cottage, and several outbuildings in excellent condition.

Set on a beautiful, fully enclosed and adjoining landscaped plot of 3,959 m², it would make a superb holiday home or a wonderful family property.

For those seeking a project, a large barn could be converted; otherwise, no work is required.

All this just three kilometers from all amenities, including nursery and primary schools.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2560 € et 3464€ pour 2023

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.

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NOTES

DESCRIPTION

Beyond the automatic gate, a private driveway crossing the landscaped grounds leads to this former village bakery.

THE PROPERTY IN DETAIL:
>>THE MAIN HOUSE
A main house of approximately 120 m² comprising:
-19.5 m² kitchen opening onto the living/dining room
At the rear of the kitchen, a covered porch of approximately 32 m² used as an outdoor terrace
-Bright living/dining room of almost 50 m² with large sliding doors opening onto a terrace
-Hallway (7 m²) leading to:
-7 m² bathroom with toilets
-21 m² master bedroom with 4.8 m² en-suite bathroom with WC and 3.55 m² dressing room
-12 m² bedroom with access to a terrace and the garden

>>THE GUEST COTTAGE, sold furnished
Ground floor:
33 m² living area with fitted and equipped kitchen, wood-burning stove, access to a private terrace, and beautiful oak staircase leading upstairs
-Shower room with WC (3.4 m²)
-14.3 m² bedroom
First floor:
-Landing (2.9 m²)
-16.6 m² bedroom
-Bathroom with WC (9.35 m²)
OUTBUILDINGS
-14 m² room with a fully operational bread oven, currently used as a summer kitchen
-26 m² utility/storage room with upper floor
-Large open barn/carport of 73 m² for parking vehicles or sheltering a table tennis area
-34 m² covered porch adjoining the guest cottage
-Barn of more than 100 m² in excellent condition, suitable for a variety of uses
-11 x 5 m swimming pool with wide-entry steps, depth ranging from 1.3 m to 1.8 m, sand filtration system and active oxygen treatment. Heated by heat pump