LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45235DD86 Price: 199 000 EUR

agency fees to be paid by the seller

Distinguished 5-bedroom character home in a welcoming village with all amenities within easy walking distance















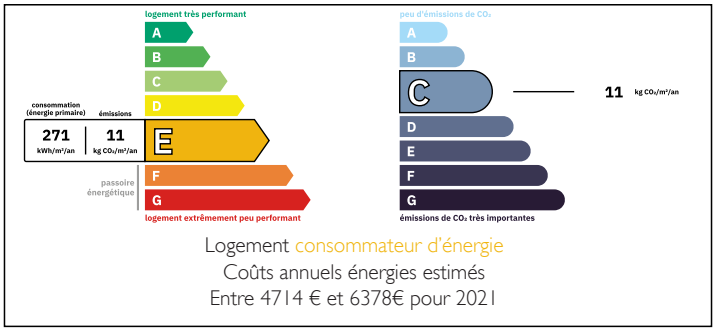
INFORMATION

Town:	Bouresse
Department:	Vienne
Bed:	5
Bath:	2
Floor:	200 m2
Plot Size:	3080 m2

IN BRIEF

Full of character and beautifully light throughout, this elegant village home offers generous proportions, high ceilings & a warm, inviting atmosphere, ideal for both family living and entertaining. With five bedrooms & two bathrooms, the accommodation provides comfort and privacy for all. The property opens onto a superb mature garden of around 3,000 m², planted with fruit trees and rare species, including majestic cedars and an impressive monkey puzzle tree. The extensive attic space, connected to water and electricity, is a major advantage, offering excellent potential for conversion into further bedrooms, a study, studio or a self-contained apartment. Situated in the heart of lively Bouresse, the house is within easy walking distance of local amenities (bar-restaurant, grocery shop, hairdresser, hardware store, etc.) Transport links are excellent, with Poitiers airport 40 km away, Limoges 82 km, the Channel ports...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4714 € et 6378€ pour 2021

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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LOCAL TAXES

Taxe foncière:	**884 EUR**

NOTES

DESCRIPTION

This is a home designed for living well. From the moment you step into the bright, welcoming entrance hall, the house unfolds with an easy, elegant flow — generous spaces, warm light and a sense of calm that invites you to slow down and settle in.

The large living room, with its parquet floors and open fireplace, is the natural heart of the home: a place for long, relaxed evenings, gatherings with friends and quiet winter afternoons by the fire. The spacious kitchen, large enough for family meals and everyday conversations, connects seamlessly to a versatile garden□side room - perfect as a home office, creative studio or cosy guest space.

Upstairs, five comfortable bedrooms offer room for everyone, including one with French doors opening onto the balcony - a lovely spot for morning coffee or watching the sunrise. The large attic, already divided into three generous areas, offers exciting potential for future living space, hobbies or a private retreat.

Outside, the property truly comes into its own. The garden is a rare and beautiful sanctuary: a blend of classic French orchard charm and striking botanical elegance. Alongside cherries, figs, plums, quince, walnut and hazelnut trees stand majestic cedar trees and a tall Monkey Puzzle tree, giving the grounds a sense of grandeur and distinction seldom found in rural France.

A small greenhouse (rather overgrown), a traditional well and a kitchen garden add to the pleasure of outdoor living - whether you dream of growing your own produce, cultivating...