LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A45663SGA86 Price: 256 000 EUR

agency fees to be paid by the seller

South Loire Valley family home 5 bedrooms, 3 shower rooms, landscaped park, swimming pool, and outbuildings







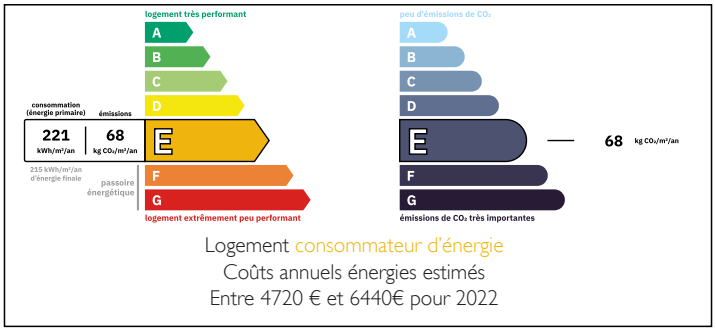








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4720 € et 6440€ pour 2022

INFORMATION

Town:	Messemé
Department:	Vienne
Bed:	5
Bath:	3
Floor:	168 m2
Plot Size:	3900 m2

IN BRIEF

From the moment you arrive, you will be charmed by the property's well-maintained and flower-filled façade.

The spacious, fully fitted and equipped kitchen of approximately 20 m² serves as a warm and welcoming living space, featuring a Godin range cooker.

The ground floor also offers an onsuit with its own private shower room and WC, allowing for comfortable single-level living.

Upstairs, the sleeping quarters comprise four additional bedrooms, including a suite with an en-suite shower room and dressing room. The landing is currently used as a home office area.

Outside, the grounds extend to approximately 3,900 m² and are divided into several distinct areas: a beautiful terrace shaded by flowering plants, a magnificent landscaped park with mature trees, a semi-inground 3 x 5 metre pool with a wooden deck, and a vegetable garden with a greenhouse.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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NOTES

DESCRIPTION

THE PROPERTY IN DETAIL

Access to the property is via a tarmac driveway leading to a paved courtyard surrounded by the outbuildings. The terrace provides direct access to the house.

>>Ground Floor
-Entrance hall – 8 m², with staircase to the first floor
-Living room – 28 m², located to the left of the entrance
-Bedroom suite – 20 m², comprising:
*Bedroom – 14 m²
*Shower room – 4 m²
*WC – 2 m²
-Fully fitted and equipped kitchen – 29 m², located to the right of the entrance
-Utility / laundry room – 18 m²
-Separate WC – 1 m²

>>First Floor
-Landing / hallway – 10 m², currently used as a home office area
-Principal suite – 26 m², comprising:
*Bedroom with dressing room – 18 m²
*En-suite shower room with WC – 8 m²
-Hallway leading to:
-Bedroom – 12 m²
-Bedroom – 12 m²
-Family bathroom – 5 m²
-Bedroom – 12 m²
-Separate WC – 1 m²

OUTBUILDINGS

-Garage – 49 m²
-Store room / cellar – 12 m², housing a 2,500-litre oil tank
-Additional multipurpose room – 21 m²
-Second garage – 34 m²
-Large covered barn/porch
-Chicken coop

TECHNICAL POINTS