

Beautifully Renovated Stone House with Large Barn, Outbuildings & Development Potential

EXCLUSIVE



INFORMATION

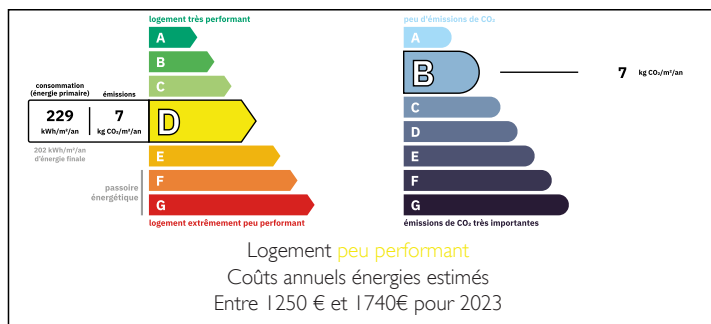
Town:	Saint-Léger-de-Montbrillais
Department:	Vienne
Bed:	2
Bath:	2
Floor:	105 m2
Plot Size:	1490 m2

IN BRIEF

Nestled close to the peaceful village of Saint-Léger-de-Montbrillais, this beautifully renovated 105m² stone house combines traditional French charm with modern living. Set on a quiet road with sweeping countryside views, the property has been completely refurbished and is ready to move straight into. A rare bonus is the attached garage and barn, which are larger than the house itself, offering fantastic potential for workshops, storage or future conversion (subject to the necessary permissions). With two bedrooms, an office, two shower rooms, a walk-in dressing room, terrace, outbuildings and a large rear garden, this is a wonderful opportunity just a short drive from Saumur and Montreuil-Bellay.



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

If you've been dreaming of a stylish home in the French countryside that's ready to move straight into, this beautifully renovated stone house could be exactly what you're looking for.

Located on the edge of the peaceful village of Saint-Léger-de-Montbrillais, on a quiet road with uninterrupted countryside views, this charming semi-detached property offers approximately 105m² of beautifully finished living space, combining original character with contemporary style. Ideally situated just a short drive from the historic towns of Saumur and Montreuil-Bellay, it offers the perfect balance of rural tranquillity and convenient access to shops, restaurants, vineyards and local amenities.

Entering through double gates into a private courtyard, you'll immediately appreciate the welcoming atmosphere of this attractive home.

The heart of the property is the spacious open-plan living area, designed for modern living and entertaining. The contemporary fitted kitchen flows effortlessly into the dining area, complete with a stylish breakfast bar that's equally perfect for morning coffee or evening cocktails. The adjoining living room is light, comfortable and inviting, creating a wonderful social space for family and friends.

A practical utility room sits just off the kitchen, while the ground floor also benefits from a modern shower room with WC.

Upstairs you'll find two generous double bedrooms, a separate office ideal for home working or occasional guests, and a beautifully appointed shower room. The spacious principal bedroom also features a walk-in dressing room, adding a touch of luxury and excellent storage.

The renovation has been carried out to a high standard throughout,...

LOCAL TAXES

Taxe foncière: 330 EUR

NOTES