LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46130JCC86 Price: 149 800 EUR

agency fees included: 7 % TTC to be paid by the buyer (140 000 EUR without fees)

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















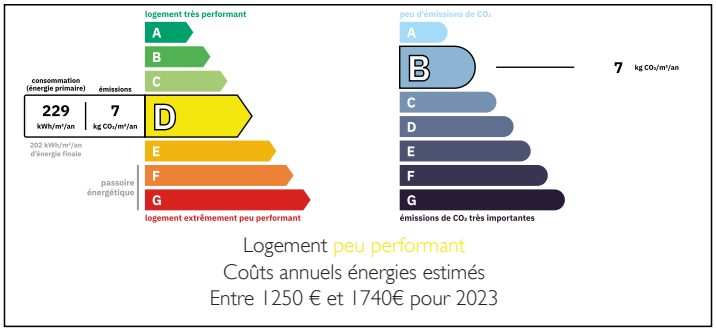
INFORMATION

Town:	Saint-Léger-de-Montbrillais
Department:	Vienne
Bed:	3
Bath:	2
Floor:	105 m2
Plot Size:	1490 m2

IN BRIEF

This charming renovated three-bedroom stone house offers comfortable accommodation today, together with exciting possibilities for the future. A large attached barn, with direct access from both the living room and third bedroom, provides the opportunity to explore extending the house, while a second barn behind offers valuable additional space for storage, hobbies or workshop use. Set on a generous 1,490 m² plot with countryside views, this is a property with character, flexibility and scope to adapt to your needs.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1250 € et 1740€ 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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LOCAL TAXES

Taxe foncière:	**330 EUR**

NOTES

DESCRIPTION

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. There is a door from this room directly into the barn allowing scope for extended living space.

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 smaller bedroom ideal for guests or home office, 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, with new windows, new flooring, modern fixtures and fittings, and the added peace...