

Stunning 5 Bedroom country farmhouse with Gite potential, large garden, outbuildings, pond and more



INFORMATION

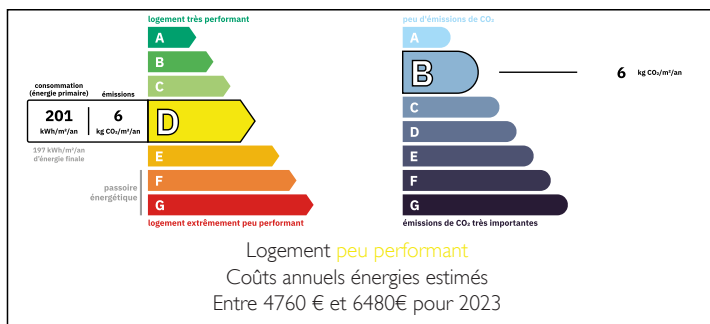
Town:	Sillars
Department:	Vienne
Bed:	5
Bath:	3
Floor:	274 m2
Plot Size:	2498 m2

IN BRIEF

A stunning, fully habitable five-bedroom property, ready to move into, offering exceptional flexibility with the potential to create both a spacious family home and a separate rental gîte. Combining generous living space with exciting income potential, this versatile property is ideal for those seeking a lifestyle change, multi-generational living, or a successful holiday rental opportunity. Whether enjoyed as one impressive residence or thoughtfully divided to provide independent accommodation, it presents a rare opportunity in a highly desirable setting, just a five-minute drive from the town of Montmorillon.



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

Property Features

The property is approached via a private driveway, providing ample parking and a welcoming sense of privacy. Double glazing throughout ensures year-round comfort, while the efficient wood pellet heating system (poêle à granulés) offers an economical and environmentally friendly source of warmth. The property also benefits from cellulose wadding insulation, enhancing its energy efficiency and helping to reduce running costs.

Designed with versatility in mind, the home features two fully equipped kitchens, making it ideally suited for dual occupancy or the creation of a self-contained gîte. Several bedrooms are complemented by adjoining dressing rooms, adding both practicality and a touch of luxury to the accommodation.

Accommodation

Ground Floor

Passing the pond and outbuildings, you arrive at the wooden terrace and enter the property into the spacious entrance hall (5.44m x 2.45m).

To the right is the fully fitted kitchen (2.95m x 3.20m), equipped with a gas hob, electric extractor hood, generous storage including floor-to-ceiling cupboards, and sliding windows overlooking the garden.

The kitchen flows into the dining room (3.73m x 3.75m), featuring a tiled floor, a large floor-to-ceiling radiator, a door opening onto the garden, and sliding windows to the side. This opens into the impressive main living room (5.89m x 8.28m), with an open fireplace, double doors to the garden, large sliding windows, and a floor-to-ceiling radiator. Internal double doors return to the main hallway.

NOTES