

Charming Detached House with Garden and Barn Potential in Coulonges



INFORMATION

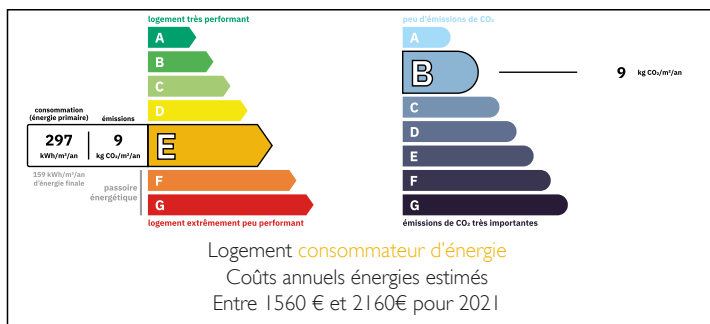
Town:	Coulonges
Department:	Vienne
Bed:	3
Bath:	2
Floor:	96 m2
Plot Size:	4279 m2

IN BRIEF

Charming detached house set in a beautiful garden, offering bright living space and excellent potential. The ground floor includes an entrance hall, a kitchen overlooking the garden, and a living room also enjoying garden views. Upstairs, there are three bedrooms, a family bathroom, and one bedroom with its own en-suite. Outside, the property benefits from an attached barn with potential for conversion, subject to the necessary permissions, as well as a storage room and an additional workshop/barn. A wonderful opportunity to acquire a characterful home with generous outdoor space and scope for further development.



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

A charming detached home set within a beautiful garden, offering spacious accommodation and exciting potential for further development.

This attractive detached property opens into a welcoming hallway, leading through to a kitchen with lovely views over the garden, as well as a bright and comfortable living room, also enjoying a pleasant garden outlook.

Upstairs, the first floor offers three bedrooms (two of which have built in wardrobes, and one a juliet balcony) and a family bathroom, with one of the bedrooms benefiting from its own en-suite shower room.

Outside, the property continues to impress with its generous gardens, which feature two plum trees, an apple tree and a peach tree, creating a delightful outdoor setting. A range of useful outbuildings further enhances the property, including an attached barn offering excellent potential to be opened up and converted, subject to the necessary planning permissions. Importantly, the property's fosse system is fully compliant and already suitable for any future barn conversion project. Previous owners obtained planning permission to convert the barn into a five-bedroom dwelling and to install a swimming pool within the rear garden, demonstrating the significant potential this property offers. There is also a separate storage room and an additional workshop/barn, providing versatile space for storage, hobbies or future use.

This is a wonderful opportunity to acquire a detached home with character, established gardens, generous outdoor space and exceptional scope to enhance further, subject to any necessary consents.

Information about risks to which this property is exposed is available...

LOCAL TAXES

Taxe foncière: 456 EUR

NOTES