

Beautifully renovated character property with independent Gîte, Swimming Pool and Barn



INFORMATION

Town:	Valence-en-Poitou
Department:	Vienne
Bed:	5
Bath:	2
Floor:	140 m2
Plot Size:	11333 m2

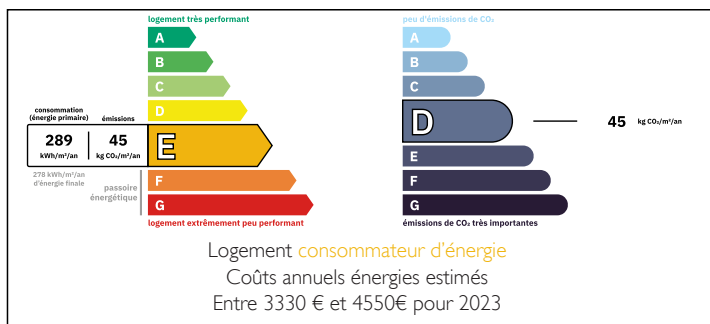
IN BRIEF

Situated in a peaceful hamlet just outside Romagne, this beautifully renovated property offers the perfect blend of character, comfort, and versatility. Ideal as a permanent residence, a charming holiday retreat, or an income-generating opportunity, the home has been thoughtfully restored to a high standard while preserving its original features and timeless charm. Set within a generous, enclosed garden, the property boasts a large swimming pool, creating a wonderful outdoor space for relaxing, entertaining, and enjoying long summer days.

A separate two-bedroom gîte provides excellent potential for holiday rentals, or welcoming accommodation for family and friends, making this an exceptional opportunity for those seeking a characterful countryside property with flexibility and appeal.

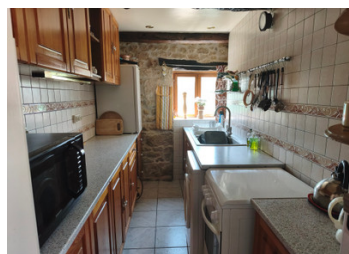


ENERGY - DPE



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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.



NOTES

DESCRIPTION

The property is entered through a spacious mudroom, offering excellent storage, exposed beams, and beautiful feature stained-glass windows.

The impressive kitchen/dining room is full of original character, featuring exposed beams, traditional flagstone flooring, and a charming feature fireplace, creating a warm and inviting space for family gatherings and entertaining.

The generous living room is filled with natural light and boasts a stunning feature fireplace with wood-burning stove, complemented by original features throughout.

A characterful hall/study area provides a versatile space with exposed stone walls and traditional flagstone flooring. The ground floor is completed by a shower room with WC and a practical utility room.

First Floor

The first floor offers two well-proportioned bedrooms, including a spacious master bedroom with its own private ensuite shower room.

Exterior

Accessed through wrought iron gates, the property opens onto a gravelled courtyard.

A separate, spacious two-bedroom gîte provides excellent flexibility and income potential. The gîte features its own kitchen area, shower room with WC, and an open-plan living/dining space with a large wood-burning stove. Upstairs, there are two generous bedrooms together with a useful study/storage area, making it ideal for holiday rentals, visiting family, or guest accommodation.

The enclosed gardens provide a wonderful outdoor lifestyle with a large swimming pool and dedicated seating area, perfect for relaxing and enjoying the warmer months.

A substantial attached barn offers valuable additional space with excellent potential for storage while a