

Beautifully Renovated Property with Gîte, Independent Annexe & Swimming Pool



INFORMATION

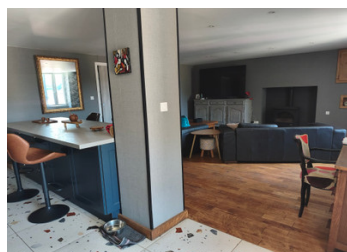
Town:	Valence-en-Poitou
Department:	Vienne
Bed:	4
Bath:	3
Floor:	236 m2
Plot Size:	6380 m2

IN BRIEF

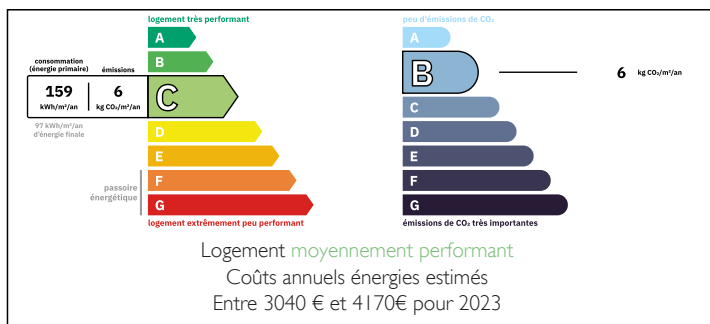
Nestled in a peaceful hamlet just outside Romagne, this well presented property offers an exceptional combination of character, comfort and versatility. Thoughtfully renovated while retaining an abundance of original features, the property provides generous living accommodation together with a self-contained annexe, independent gîte, private swimming pool and spacious established gardens.

Whether you are looking for a permanent family home, a stylish French retreat or a property with genuine income-generating potential, this versatile home offers an exciting opportunity.

At the heart of the property is a wonderful covered veranda overlooking the garden and swimming pool, creating the perfect setting for relaxed outdoor dining, entertaining friends or simply enjoying the long summer evenings and the French way of life.

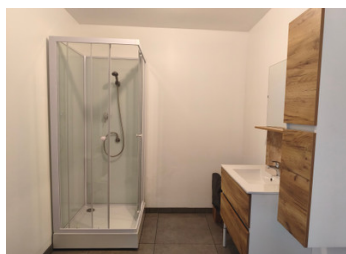


ENERGY - DPE



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

Main House

Ground Floor

Kitchen / Living Room

A spacious, modern American-style fitted kitchen flows seamlessly into a bright and welcoming open-plan living area. A wood-burning stove provides warmth and a cosy focal point, while original features add charm and character.

Bedroom

A comfortable bedroom with French doors opening directly onto the main courtyard.

Family Bathroom

Well-appointed with both a bath and separate shower.

WC

Flexible Additional Room

A versatile room with French doors opening onto the veranda, currently suitable for use as a bedroom, study, gym or hobby room.

Summer Kitchen

A particularly attractive entertaining space, fully equipped with a modern kitchen and large patio doors opening onto the covered veranda. Ideal for summer entertaining, poolside dining and family gatherings.

WC

First Floor

Storage / Dressing Area

Master Bedroom

A generous bedroom featuring beautiful exposed beams and plenty of character.

Independent Annexe

The renovated annexe benefits from its own access

NOTES