

Charming stone house with outbuildings, enclosed gardens and countryside views



INFORMATION

Town:	Sammarçolles
Department:	Vienne
Bed:	3
Bath:	2
Floor:	160 m2
Plot Size:	1640 m2

IN BRIEF

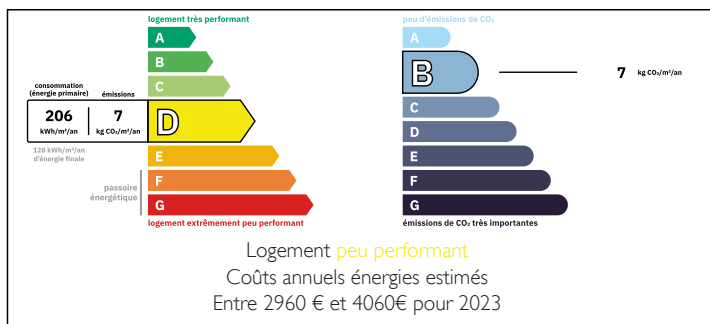
Set in the pretty village of Sammarçolles, this beautiful traditional stone house is full of French character and charm. Completely enclosed, the property has a wonderful sense of privacy, with a spacious courtyard, mature gardens, terraces and a countryside outlook to the rear.

The house retains many lovely original features including exposed beams, traditional stone walls, wooden shutters and fireplaces, while having been tastefully renovated and updated in 2022. A range of substantial outbuildings, including a large barn with potential for a gîte, workshop and outdoor kitchen/sunroom, add considerable versatility and appeal.

A delightful property offering the charm of village life, generous outside space and plenty of potential.



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 ground floor begins with an entrance hall and hallway, leading into a welcoming kitchen/dining room. The fully fitted kitchen provides good storage and workspace, while a wood-burning insert creates a cosy focal point for the room.

The sitting room is an elegant space with open fire and garden views and the open wooden staircase leading to the first floor.

Upstairs, the property offers three bedrooms, together with a family bathroom. The landing includes a useful area suitable for a desk or home-working space, as well as a walk-in cupboard providing additional storage.

The outside space is particularly attractive. The property is fully enclosed, with a spacious courtyard providing ample room for parking and entertaining. There are terraces both to the front and rear of the house, including a lovely seating area from which to enjoy the garden and surrounding countryside.

The property also benefits from a range of substantial outbuildings. An outdoor kitchen/sunroom provides an excellent space for summer entertaining, while the large barn offers generous parking and storage. Importantly, part of the barn has potential for conversion on the first floor to create a gîte or additional accommodation, subject of course to the necessary permissions. There is also a workshop and wood store.

The house was renovated in 2022, including the installation of new windows, new flooring and radiators, together with redecoration. It is fully double glazed and is connected to mains drainage.

This is a particularly appealing property for those looking for a traditional French stone house...