LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47491JCC86 Price: 146 060 EUR

agency fees included: 9 % TTC to be paid by the buyer (134 000 EUR without fees)

Charming stone home with mature garden, vines and wonderful outdoor living spaces

INFORMATION

Town:	Ranton
Department:	Vienne
Bed:	2
Bath:	2
Floor:	106 m2
Plot Size:	2021 m2

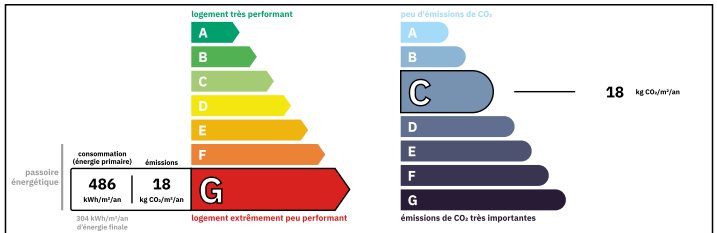
IN BRIEF

Full of character and surrounded by mature trees, established gardens and its own small vineyard, this charming stone village house offers a wonderfully peaceful retreat in Ranton. The house has two bedrooms, two bathrooms, a fitted kitchen and a large cosy living room with wood burner, while several terraces provide different places to enjoy the garden throughout the day.

A beautiful covered veranda creates an exceptional shaded dining space overlooking the greenery, with a versatile studio beyond that could be ideal for an artist, craftsman or additional living space.

With workshops, storage and an underground cave, this is a property made for holidays, entertaining and enjoying the relaxed French outdoor lifestyle.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3390 € et 4640€ pour 2023

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.

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LOCAL TAXES

Taxe foncière:	**410 EUR**
Taxe habitation:	**392 EUR**

NOTES

DESCRIPTION

The property has a particularly appealing connection between the house and its outdoor spaces, with several terraces and seating areas providing different places to enjoy the garden, dine, entertain or simply relax beneath the trees.

On the ground floor, the house offers two bedrooms and two bathrooms, one of which is ensuite. The fitted kitchen / dining room has doors opening onto a covered terrace, making it easy to step outside for morning coffee or enjoy meals in the shade.

A few steps lead up from the kitchen to the large and cosy living room, where exposed stone and a wood-burning stove create a warm and welcoming atmosphere. Doors open from the living room onto a terrace overlooking the garden, while another door provides access towards the rear of the property.

From here, wooden steps lead up to one of the property's most attractive features, a large covered veranda/balcony. With its wooden structure, stone walls and views through the mature trees and planting, this is a wonderful outdoor room and an ideal place for long lunches and evening meals in the shade.

Beyond the veranda is a versatile studio/seating area, with windows overlooking the garden. This could make an inspiring artist's studio or craft room, a peaceful home office or could potentially be converted to provide additional living accommodation.

The gardens are an important part of the property. Mature trees provide shade and privacy, while established shrubs, planting and the small vineyard give the grounds a strong sense of...