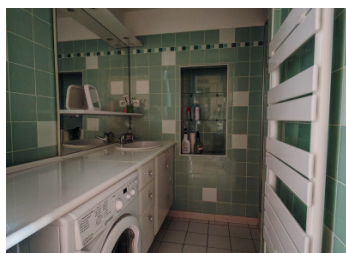


## Character Stone Home with Barn, Pool & Garden



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Linazay            |
| Department: | Vienne             |
| Bed:        | 2                  |
| Bath:       | 1                  |
| Floor:      | 146 m <sup>2</sup> |
| Plot Size:  | 0 m <sup>2</sup>   |

## IN BRIEF

Rdc:

Pièce de vie 71.17 m<sup>2</sup>

Dégagement 9.13 m<sup>2</sup>

Chambre 1 11.10 m<sup>2</sup>

Salle d'eau 3.28 m<sup>2</sup>

WC 1.26 m<sup>2</sup>

A l'étage:

Mezzanine 32 m<sup>2</sup>

Palier

Chambre 2 9.30 m<sup>2</sup>

Pièce 8.00 m<sup>2</sup>

WC 1.30 m<sup>2</sup>

Cave 25.65 m<sup>2</sup>

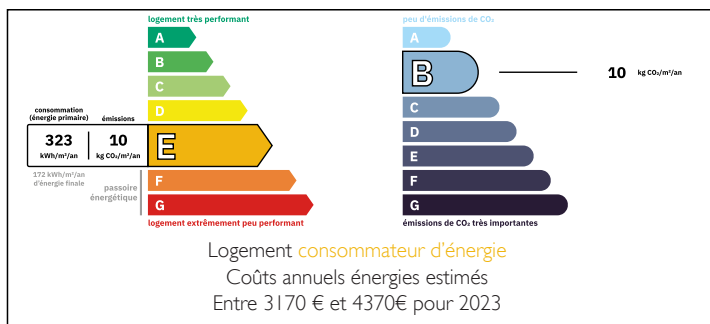
Grange 50 m<sup>2</sup>

Bucher 17 m<sup>2</sup>

Porcherie 27 m<sup>2</sup>

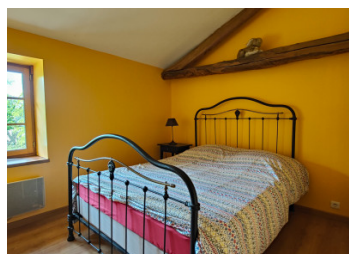
Toits en pierre x3

## 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

Located in a tranquil hamlet between Civray and Sauzé-Vaussais, just a few minutes from access to the N10 and a nearby SNCF train station, this beautifully presented stone house offers 146 m<sup>2</sup> of comfortable living space, brimming with authentic charm and potential.

**Ground Floor:** The heart of the home is a stunning 71 m<sup>2</sup> open-plan living area, boasting impressive ceiling height, exposed stone walls, two feature fireplaces, and a welcoming kitchen area—ideal for gatherings and everyday family life. A hallway leads to a bright, tiled bedroom of 11.10 m<sup>2</sup> with French doors opening to the front courtyard, as well as a shower room and a separate WC.

**First Floor:** Upstairs, a landing connects to a 9.30 m<sup>2</sup> bedroom, an additional 8 m<sup>2</sup> room currently used as a third bedroom, a second WC, and a spacious 32 m<sup>2</sup> mezzanine overlooking the living area below—perfect as a reading lounge, creative space, or home office.

A 25 m<sup>2</sup> vaulted cellar is accessible from outside, offering excellent storage or wine-keeping possibilities. The home benefits from double-glazed wooden and aluminum windows, a well-maintained roof, and a full electrical renovation completed in 2007.

An attached 50 m<sup>2</sup> barn, directly accessible from the main house, comes with a mezzanine and offers excellent potential for further conversion. Additional outbuildings include a 17 m<sup>2</sup> woodshed, a 27 m<sup>2</sup> former stone piggery, and several traditional small stone sheds.

Outside, a gated courtyard at the front opens into a beautifully enclosed garden at the rear, where a 9x4 m...

## NOTES