

South Loire Valley: stone home, 160 m², 3,500 m² enclosed land, 200 m² outbuildings, 3 bedrooms, near forest

EXCLUSIVE



INFORMATION

Town:	Verrue
Department:	Vienne
Bed:	3
Bath:	2
Floor:	160 m ²
Plot Size:	3660 m ²



IN BRIEF

A charming character property offering generous living spaces, numerous original features and excellent potential, thanks to its 200 m² of outbuildings, making it particularly appealing to a craftsman or artist.

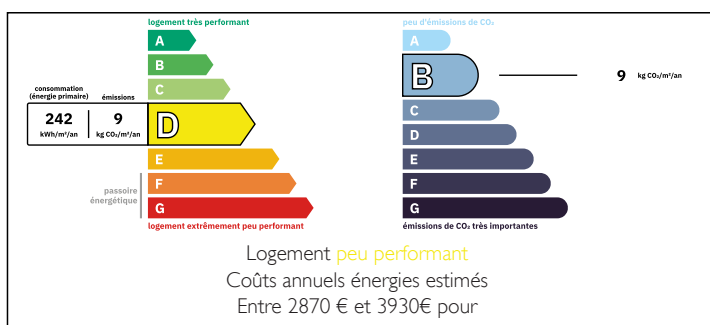
With approximately 160 m² of living space, the house offers bright and spacious interiors, including a beautiful 50 m² living room.

The various rooms have retained many original features, including beautiful exposed stonework, wooden beams and an original wooden staircase, all contributing to the property's authentic charm and character.

The property has been well maintained and benefits from recent improvements.

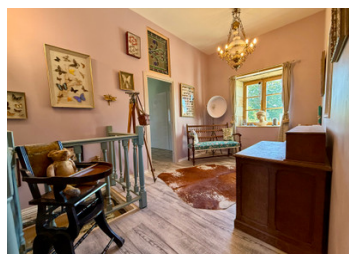
The house has undergone several significant

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

The ground floor features a beautiful, warm and light-filled reception room of almost 50 m², with exposed timber beams, exposed stone walls and a traditional stone fireplace housing a wood-burning stove.

There is also a separate sitting room of approximately 30 m², with terracotta tiled flooring and a second stone fireplace with a wood-burning stove.

The property offers three bedrooms, including an impressive 33 m² principal bedroom suite with its own fully fitted bathroom.

The landing at the top of the staircase is currently used as a home office and hobby area.

The property is accessed via a private gravelled driveway secured by a gated entrance.

NOTES

THE PROPERTY IN DETAILS

The main entrance is through the kitchen.

>>Ground Floor

-Kitchen / dining room – 50 m²: wood-burning stove, door providing access to the other side of the house and terrace, and an attractive original wooden staircase.

-Sitting room – 30 m²: traditional terracotta tiled floor and wood-burning stove.

>>First Floor

-Landing – 11 m²: currently used as a home office.

-Bedroom – 9.3 m²

-Bedroom – 13.6 m²

-Shower room – 4.6 m²: WC and shower.

-Principal bedroom suite – 33 m²: including an 8 m² en-suite bathroom with WC, shower, bath and a large fitted storage unit in the bedroom.

TECHNICAL POINTS:

-Electric heating and wood-burning stoves on the