LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

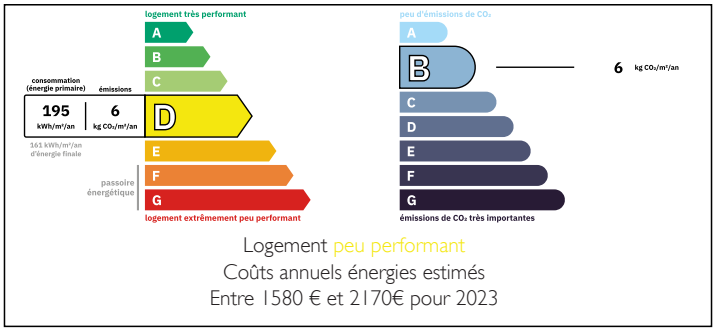
Ref: A47825SGA86 Price: 208 000 EUR

agency fees to be paid by the seller

**South Loire Valley: stone home, 2 beds (+2 possible), 3 baths, land for animals , 2km amenities, outbuildings.**

EXCLUSIVE

## ENERGY - DPE




Logement peu performant
Coûts annuels énergies estimés
Entre 1580 € et 2170€ pour 2023

## INFORMATION

| | |
|---|---|
| Town: | Dercé |
| Department: | Vienne |
| Bed: | 2 |
| Bath: | 3 |
| Floor: | 143 m2 |
| Plot Size: | 7500 m2 |

## IN BRIEF

Stone house set in 7,800 m² of enclosed grounds, with large outbuildings ideal for craftspeople, artists or animal owners, wit no close neighbours.

This charming country house offers approximately 143 m² of living space. Significant renovation work was carried out in 2022, including the installation of a new septic tank.

The house comprises:
A large kitchen, equipped with a wood-burning stove;
A spacious, warm and bright living room with access to both the front and rear of the house, and has a second wood-burning stove;
A ground-floor bedroom with its own shower room and WC;
A further shower room on the ground floor with WC and laundry area;
Upstairs, a large bedroom with en-suite bathroom,

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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## NOTES

## DESCRIPTION

The house is set within approximately 7,800 m² of enclosed grounds and benefits from around 300 m² of outbuildings. The property offers generous volumes, character and a wide range of possibilities for further development.

THE PROPERTY IN DETAIL
Accessed from a quiet country road via a stone driveway leading to the house.

>>Ground floor
-Entrance hall – 3.80 m², with staircase leading to the attic;
-Shower room – 7.40 m², with WC, shower and laundry area;
-Kitchen – 24 m², fitted and equipped, featuring a stone fireplace with a wood-burning stove;
-Living room – 46 m², with access to both the front and rear terraces, featuring a stone fireplace with a wood-burning stove;
-Bedroom – 11 m², with direct access to the outside;
-En-suite shower room – 5.8 m², with WC, shower and washbasin.

>>First floor
-Spacious ensuite bedroom – 45 m², with its own bathroom and dressing room;
-Bedroom – 38 m²;
-Bathroom – 5.50 m², with WC, bath and washbasin;
-Dressing room – approximately 6 m².

The attic also offers additional potential, with approximately 45 m² of space that could be converted.

TECHNICAL POINTS:
-Double glazing.
Significant renovation work was carried out in 2022, including:
-Reorganisation and upgrading of the electrical fuzzbox;
-Insulation improvements;