

Charming Turnkey Property with B&B Potential, Garden & Outbuildings



INFORMATION

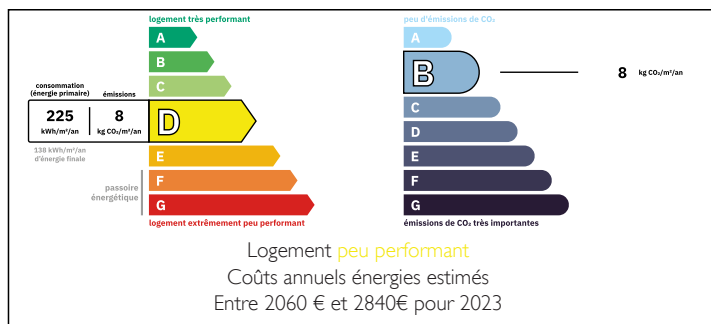
Town:	Liglet
Department:	Vienne
Bed:	4
Bath:	3
Floor:	112 m ²
Plot Size:	2972 m ²



IN BRIEF

Beautifully presented 112m² property in the peaceful village of Liglet, offering four bedrooms, three shower rooms, a modern fitted kitchen, bright sun room, garage and a range of outbuildings. With over 400m² of attached garden, an additional 2,500m² woodland plot and potential for a B&B business, subject to the necessary permissions, this versatile property is ideal as a permanent home, holiday home or income-generating opportunity. Located approximately 20 minutes from both Montmorillon and Le Blanc.

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

Situated in the peaceful village of Liglet in the Vienne, this beautifully presented property offers approximately 112m² of habitable space, a lovely enclosed garden of over 400m², additional outbuildings and a separate parcel of approximately 2,500m².

Presented in excellent condition throughout, the property requires no work to move straight in and would make an ideal permanent family home, French holiday home or, thanks to its existing layout, an attractive opportunity for those looking to develop a B&B business, subject to the necessary permissions.

The accommodation is arranged over three floors and provides a particularly versatile layout.

On the ground floor, the property comprises a modern fitted kitchen and dining area, a lovely living room with woodburner, a central hallway where you'll find the staircase, two useful storage rooms (one of which has plumbing and electrics for a washer and dryer setup) and a bright sun room which benefits from lovely natural light and provides a pleasant additional living space.

The first floor offers three bedrooms, two beautifully appointed shower rooms (one of which is an ensuite to the bedroom) and a separate WC on the landing, while the second floor provides a further large bedroom and another shower room. The existing configuration lends itself particularly well to guest accommodation, with the potential, subject to permissions, to configure the property to provide up to three individual B&B units. The 1st and second floors are both carpeted, and the bedrooms feature fitted wardrobes.

The property benefits from double glazing throughout,...

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