

A spacious longère on the edge of a hamlet, completely renovated with outbuildings. Offering peace and privacy



INFORMATION

Town:	Saires
Department:	Vienne
Bed:	2
Bath:	2
Floor:	160 m2
Plot Size:	3500 m2

IN BRIEF

A spacious longère, meticulously renovated by the current owners over the past 20 years from the roof down.

Beautifully finished home in traditional tuffeau stone, with undercover parking for multiple vehicles (including camping car or other high vehicle) plus additional outbuildings for workshop, studio, potential extra living space.

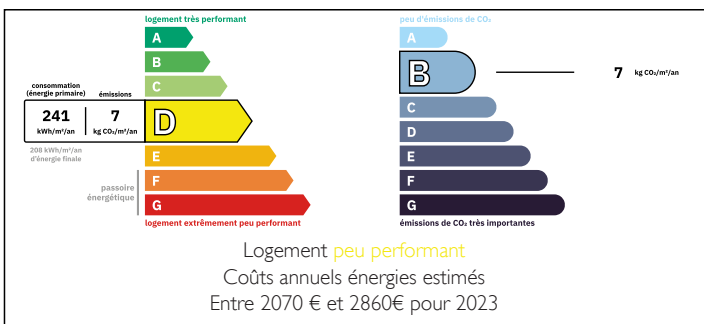
Peaceful, surrounded by green fields, great for walking, cycling, etc. from the house

Fully enclosed garden offers privacy, whilst further garden beyond offers wonderful views, space to cultivate fruit trees, etc. A good variety of established plant life.

Only 5 minutes' drive from Mont-sur-Guesnes, where you can find basic shops, restaurant/bar, doctors, pharmacy, primary school, bank, etc.



ENERGY - DPE



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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

Directly accessible from the road a strip of land leads to a covered parking area (50m²) perfect for parking 3 cars, complete with a shed at the end (9m²) perfect for keeping all your car maintenance equipment. To enter the main enclosed area of the property, you can either walk behind this building to a small pedestrian gate, or you can go back to the big gates a little further along the road.

Once inside the enclosed garden, the house sits to the right. Red and white roses grow up the front, giving a pretty country cottage look, and beautiful stonework including a stunning series of windows on the first floor, representing the four suits of a pack of cards, really make it stand out from the rest.

Ground floor: Entering the house through a small veranda, just big enough for depositing shoes and coats, etc. a door leads directly into the kitchen (25m²), featuring custom built units with a central island and black granite worktops. A wood-burning stove keeps it beautifully cosy during the colder months. From here, a staircase leads up to a mezzanine (12.5m² at floor level), currently used as a spare bedroom. Under the stairs a built-in cupboard offers welcome additional hanging space. A door to the right of the stairs opens onto a small corridor with further doors leading to the downstairs WC as well as a downstairs shower/utility room (6m²).

Back on the other side of the kitchen, glazed double doors...

LOCAL TAXES

Taxe habitation: EUR

NOTES