

Idyllic hamlet location for this 3 bed/3 bath stone house with garden and lovely views. Potential to expand.



INFORMATION

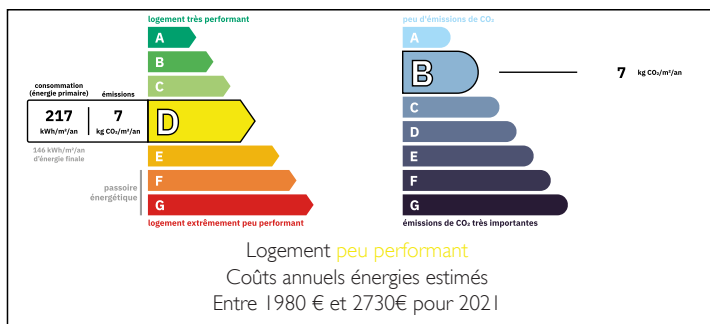
Town:	Sérigny
Department:	Vienne
Bed:	3
Bath:	3
Floor:	155 m ²
Plot Size:	2300 m ²

IN BRIEF

This country home built in local tuffeau stone and fully renovated in the noughties, enjoys a wonderful location in a small hamlet only 10km from the historic town of Richelieu. Imagine relaxing in your own established garden, whilst also enjoying far-reaching views over the surrounding countryside. With 3 bedrooms and 3 bathrooms, there is room for all the family. In addition, an adjoining barn, measuring 45m² per floor (and forming an L with the house) has already been partially converted. Roughly midway between Tours and Poitiers, this is a wonderful area to call home but also great for holidays, with many historic sites and tourist attractions within easy distance for day trips. Both Tours and Poitiers have airports offering regular flights to the UK as well as other destinations, and the closest ferry ports are just over 300km away...

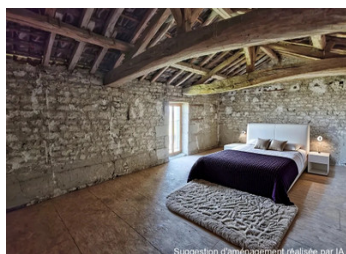


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 897 EUR

NOTES

DESCRIPTION

The house sits in a large fully-fenced garden surrounded by open countryside, offering complete privacy, though there are a few neighbours in the hamlet. A double gate opens onto the driveway, which in turn leads to a parking area, while most of the garden is laid to lawn with various mature trees, bushes and flowers.

The entrance door leads straight into the large living room (30m²), with a corner stone fireplace with insert fire, a staircase goes up in the opposite corner and double patio doors lead onto a paved terrace overlooking the garden and fields beyond. From this room there is a door through to the unfinished annex.

Down a couple of steps from the living room a corridor leads firstly to a utility room / downstairs bathroom (9m²) with washbasin, shower, WC, space and plumbing for a washing machine and dryer and extensive built-in kitchen-style storage. At the other end the corridor opens out onto the fitted kitchen (21m²), the rear wall of which is almost entirely glazed in a combination of patio doors and windows reaching all the way up to the landing upstairs, which doesn't quite reach the wall, creating a mezzanine effect.

These patio doors open onto the rear courtyard garden, also laid to lawn and hedged on one side, edged by the inner "L" of the house and annexe on two sides and walled on the fourth. There is currently no gate to the path down the side of the house...