

Two charming independent properties with beautiful views over the countryside near Richelieu.

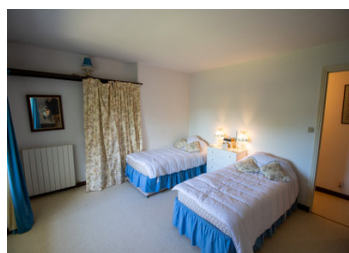


INFORMATION

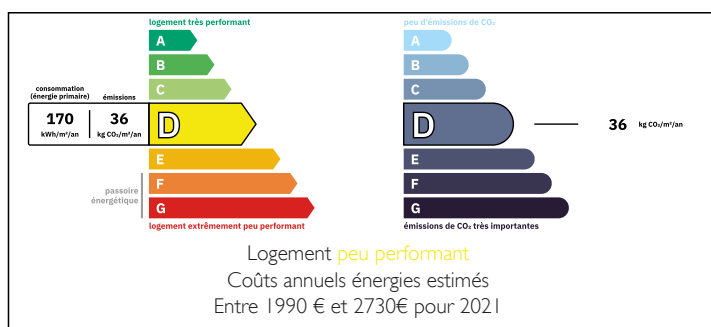
Town:	Maulay
Department:	Vienne
Bed:	7
Bath:	6
Floor:	405 m2
Plot Size:	2659 m2

IN BRIEF

If you are looking for a home with a gîte or for the opportunity to own two houses that you can share with extended family and friends, then you must visit this property near Maulay which is in very good condition. Both houses sit within their own grounds. The house benefits from having a barn. The gîte was previously rented by the vendor for up to 3 months a year and achieved 4-star status with Gîtes de France. It has an above-ground swimming pool.



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 main house :

You enter into the large living room (51m²) with fireplace and exposed beams and dining space to your right. Through a doorway to the left, is the fitted kitchen (16m²) with door to the garden. To the rear of the kitchen is a WC (3m²) and shower room (6m²) which is also used as a utility room. Continuing through, is a room (26m²) with exposed beams and door to the garden. This room could be used as a formal dining room or a downstairs bedroom. The staircase from the living room leads to a landing (8m²) off of which is a WC (2m²) bathroom (6m²) with bath, sink and bidet and to the master bedroom (32m²) with built-in wardrobe. A corridor leads from the landing to two bedrooms (both 15m²), a bathroom (7m²) with bath and sink and a WC (2m²).

Technical : Gas central heating (above ground citerne); Septic tank (non-compliant)

The guest house :

You enter into a hall (16m²) with WC (2m²). A doorway at the rear of this room leads to the rear of the property, where there is a gravelled parking area. To the left, is a large living room (38m²) with fireplace and exposed beams. Continuing through, partially divided into two areas, is a kitchen (19m²) and dining room (23m²). There is also a utility room / storeroom (16m²) accessed from the kitchen. The staircase from the living room leads to a landing (7m²). To the left,...

LOCAL TAXES

Taxe habitation: EUR

NOTES