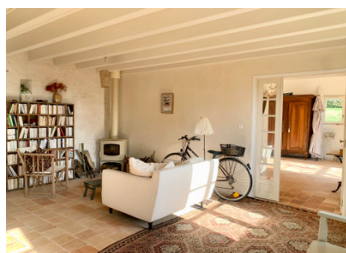


Mirebeau - Beautiful renovated 3 bedroom home with garden, in-ground pool, and countryside views



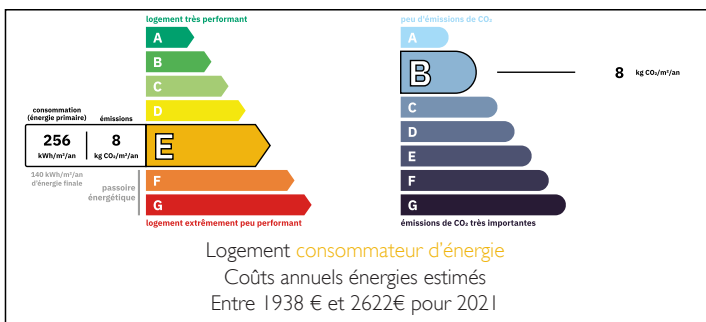
INFORMATION

Town:	Coussay
Department:	Vienne
Bed:	3
Bath:	3
Floor:	139 m2
Plot Size:	2000 m2

IN BRIEF

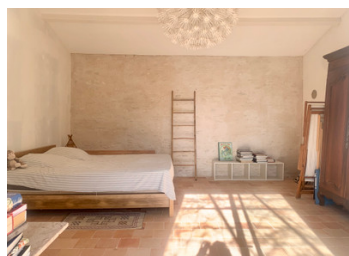
Your search for the perfect countryside retreat stops here... This home is ready for you to simply walk in and settle right in. Recently renovated with a fresh, neutral color scheme, it's the ideal setting for both occasional visitors and those looking to move in full-time. Located in the peaceful countryside between Poitiers and Loudun, and just 6 km from Mirebeau, this property offers convenient access to essential shops and services. With easy connections from the UK, including regular budget flights from Tours (89 km) and Poitiers (33 km), as well as high-speed TGV trains from Châtellerault (29 km), getting here couldn't be easier. Whether driving from Paris (328 km) or taking the fast ferry from Caen (344 km), this home is ideally situated for both relaxation and convenience.

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: 727 EUR

NOTES

DESCRIPTION

Ground Floor:

As you enter the home, you step directly into a spacious open-plan living area. To the left, you'll find a beautifully designed kitchen/dining/sitting room, featuring a cozy fireplace and ample space (5.3 x 6m). The room boasts a charming tomme-tiled floor and an L-shaped modern kitchen, complemented by a dining table and seating around the fireplace. Behind the kitchen, there's a handy pantry and a secondary kitchen area of approximately 6m², with additional storage, a basin, and a dishwasher.

To the right of the entrance, the sitting room (5.3 x 4.3m) offers a warm and inviting atmosphere, complete with exposed ceiling beams and the staircase leading to the first floor. Behind this room, you'll find a convenient laundry area, as well as a downstairs shower room and WC. Additionally, a spacious double bedroom (5.1 x 4.8m) could serve as another reception room or a guest bedroom. The room opens through glass sliding doors to a lovely patio, providing a scenic view of the garden and swimming pool.

First Floor:

Upstairs, there are two more bedrooms. The master bedroom (6.1 x 5.2m) features exposed beams and delightful feature windows, creating a serene and charming retreat. It also includes an ensuite shower room with a shower, basin, WC, and ample storage. The second bedroom (3.1 x 2.6m) is a smaller double room, with a sleek laminate parquet floor and large, fitted cupboards. A separate bathroom with a bath, vanity unit, and WC serves the upstairs area.

Exterior:

The property sits...