

## Unique 4 bedroomed Village Home with First Floor Living, Pool and Large Barn



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Sommières-du-Clain |
| Department: | Vienne             |
| Bed:        | 4                  |
| Bath:       | 2                  |
| Floor:      | 179 m2             |
| Plot Size:  | 350 m2             |

## IN BRIEF

Set in the heart of a popular village, with its bar/restaurant, village shop, bakery and other everyday conveniences, this surprisingly spacious home offers an inviting blend of character and comfort. At the rear, a private enclosed garden with pool and decking creates the perfect backdrop for long, lazy summer days.

One of this house's most appealing quirks is its reversed layout: the main living spaces are found on the first floor, where elevated views and abundant natural light create a wonderfully uplifting atmosphere. This bright upper level includes generous living areas and two bedrooms, while the ground floor provides two further bedrooms, ideal for guests, family, or flexible use such as an office or hobby room.

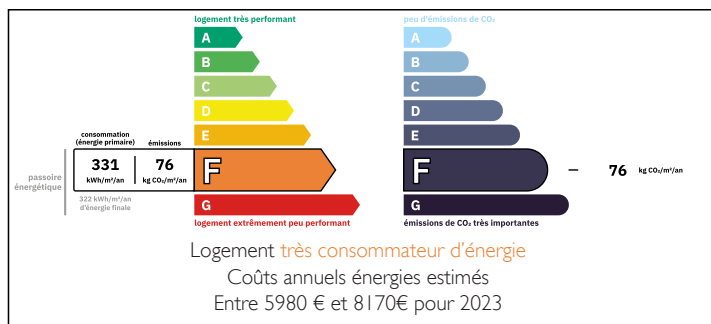
A charming and distinctive property offering, personality and a relaxed village lifestyle.

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.



## ENERGY - DPE





## NOTES

## DESCRIPTION

### GROUND FLOOR

Entrance hall - original flagstone floor and attractive staircase.

Bedroom 1 - spacious room with large dressing area and traditional fireplace.

Bedroom 2 - Or home office or hobby room - traditional fireplace and wooden floor.

Shower room - Italian style shower, room for a bath, basin and WC.

Workshop/boiler room - large area housing boiler and plumbing for washing machine.

### FIRST FLOOR

Kitchen/living room - comfortable and bright open plan living room and kitchen, with plenty of character including exposed beams and fireplace with log burner. Door leads down stone steps to the garden.

Bathroom - family bathroom with bath, basin and WC.

Bedroom 2 and 3 - both bright rooms and spacious with fireplace and wooden floor.

Staircase leading to attic which is large and possibly offers an opportunity to create further living accommodation.

### EXTERIOR

Garden to the front of the property, with parking and well.

The large garage which was originally a barn has plenty of storage space with doors at the front of the property and garden access at the back. To the rear of the pool are small outbuildings which could be used as changing rooms or a summer kitchen.

### LOCATION

The village square is a short walk from the property, the square is overlooked by a beautiful church and chateau as has the river running through it. The village offers a doctors surgery, bar, bar/restaurant, bakery, grocery shop, opticians and chemist. There is also a post office and primary school in the village.