

Dream Duo. Move-In ready pretty 3-bed cottage with garden and second separate property next door to complete.



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Adriers |
| Department: | Vienne  |
| Bed:        | 7       |
| Bath:       | 3       |
| Floor:      | 196 m2  |
| Plot Size:  | 1899 m2 |



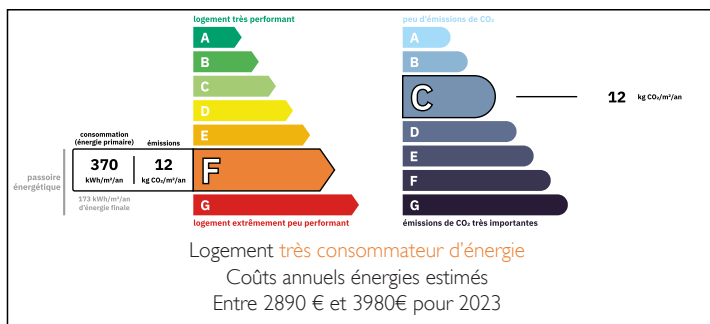
## IN BRIEF

### A Rare Dual-Property Opportunity

This delightful ensemble offers not just one, but two neighboring homes brimming with charm and potential. The first is a beautifully presented 3-bedroom cottage, complete with a mezzanine bedroom and bathroom above, and a welcoming ground floor layout featuring a spacious living room, kitchen, dining room, two additional bedrooms, and a family bathroom. Outside, a sunny garden with private terrace enjoys wonderful countryside views, while an attached barn provides excellent storage or scope for further development.

Next door sits a substantial second property with scope for up to 5 bedrooms and 2 bathrooms. With renovation works ready to be tailored to the new owner's vision, it offers endless potential – from creating a stunning family residence to developing a lucrative holiday rental. Together, these properties present a unique chance to combine immediate

## 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: 874 EUR**

## NOTES

## DESCRIPTION

These two neighbouring properties, tucked away in a peaceful hamlet just minutes from the village of Adriers, offer a unique opportunity—whether you're looking for a beautiful permanent home, a holiday getaway, or a business venture with rental potential.

### Property 1: Character & Comfort

Set back from a quiet country lane, this elegant home welcomes you through a pretty courtyard at the front of the house.

Inside, you'll find:

Spacious living room with a wood-burning stove, air conditioning, and patio doors opening directly to the garden.

A well-equipped fitted kitchen with space for family dining.

A bright dining room leading to two gorgeous double bedrooms with views across the garden.

A stylish bathroom with both shower and bath.

Upstairs is a pretty mezzanine bedroom with dressing area and its own ensuite shower room.

Outside is a large rear garden with an above-ground pool, deck with plenty of space for al fresco dining while enjoying far-reaching countryside views, vegetable plot and even space for keeping chickens.

At the front of this property is a large attached barn, perfect for storage or parking, with potential to convert into extra living space (subject to permissions). There is also a stone outbuilding opposite the house—ideal for wood storage or garden tools.

### Property 2: Huge Potential

Next door, the second property offers exciting