

Charming three-bed hamlet house, including barns, garage and an additional house to renovate

EXCLUSIVE



INFORMATION

Town:	Lathus-Saint-Rémy
Department:	Vienne
Bed:	3
Bath:	1
Floor:	181 m ²
Plot Size:	670 m ²

IN BRIEF

*** UNDER OFFER ***

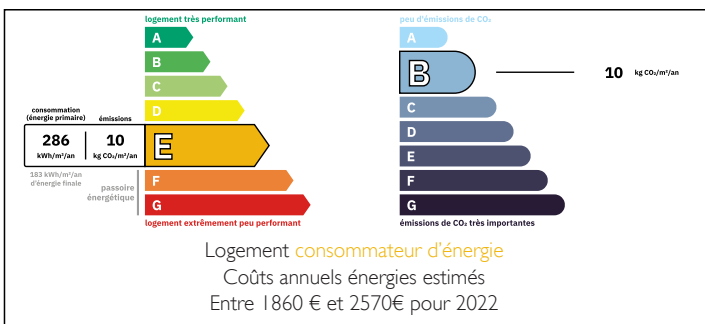
Charming South-West Facing Hamlet Home with Outbuildings and Income Potential

This beautifully presented three-bedroom home is ready to move into and full of character. Nestled in a picturesque commune, it offers a tranquil countryside setting with the convenience of local shops and amenities just a short drive away.

The property features a detached garden, several barns and outbuildings, and a superb garage/workshop ideal for hobbies or projects. A delightful barn/house also presents an exciting opportunity for conversion—whether into an additional residence or a gîte with excellent rental potential.

Combining peace, charm, and practical possibilities, this hidden gem is perfect for those looking to

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

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Charming Three-Bedroom Hamlet House – Ready to Move Into!

Whether you're looking for a move-in ready home with charm, a holiday getaway, or a property with income potential – this lovely hamlet house offers it all.

This delightful property combines character, practicality, and future potential – offering not only a charming three-bedroom home but also barns, gardens, and a renovation project for those seeking extra possibilities.

Main House

Step inside to an inviting open-plan living and dining area, centred around a cozy log burner with a feature staircase rising to two characterful upstairs bedrooms.

Ground Floor Layout

Spacious living/dining room (4.3m x 8.99m) with log burner and electric radiators

Practical kitchen (2.67m x 2.68m) with access to bathroom

Family bathroom (3.19m x 2.06m) with bath, shower over, WC, heated towel rail, and hot water tank

A great sized downstairs double bedroom (3.46m x 4.58m) with door leading outside.

First Floor

Two charming double bedrooms nestled in the eaves

Bedroom 1: 4.6m x 3.8m

Bedroom 2: 4.65m x 3.4m

A small front garden welcomes you, while a pathway leads directly to the detached garden. Parking is available.

Detached Garden

LOCAL TAXES

Taxe foncière: **618 EUR**

Taxe habitation: **EUR**

NOTES