

Property with 5 bedrooms, one on the ground floor, isolated with a beautiful countryside view, 15 minutes from



INFORMATION

Town:	Saint-Gervais-les-Trois-Clochers
Department:	Vienne
Bed:	5
Bath:	1
Floor:	140 m2
Plot Size:	3799 m2

IN BRIEF

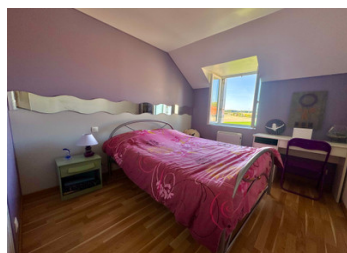
At the end of a private road maintained by the commune, come and discover this property with no close neighbors, set on a plot of almost 4000 m² with beautiful views of the countryside.

With its two bright living spaces thanks to the cross-light windows, this house also features a ground floor bedroom with a dressing area.

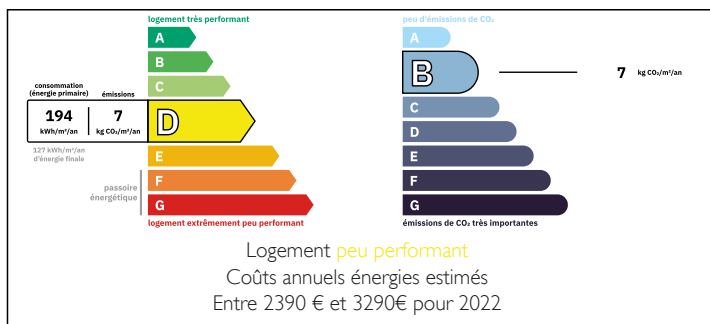
Upstairs, a corridor leads to 3 bedrooms and an office/bedroom, as well as a space currently used as an attic but designed to accommodate a bathroom.

With its recently redone roofs and renovated interior, you can move in right away. However, some work is still needed for the septic system. A quarter-turn staircase can easily replace the miller's ladder leading to the upper floor.

The many outbuildings in good condition include one that houses a bread oven and another that is a...



ENERGY - DPE



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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.



NOTES

DESCRIPTION

THE PROPERTY IN DETAIL:

At the end of a path leading solely to this property, an automatic gate gives you access to a large courtyard surrounded by several buildings.

The house:

Entry is through the kitchen/dining area.

>>Ground floor, tiled throughout:

- Kitchen/dining area of 28.7 m² with a central island on wheels, fitted and equipped kitchen, pellet insert (3 years old).

- Living room of 27.20 m² with a pellet stove (4 years old) and stairs leading to the upper floor.

- Corridor of 3.35 m² from the kitchen, leading to:

- Bedroom of 9 m² with access to a dressing area of 8 m².

- Bathroom of 5.2 m² with a bathtub and shower.

- Independent WC of 1 m².

- Laundry room of 5.4 m².

>>Upstairs, floating floor throughout:

- Corridor of 8.2 m² leading to

- Bedroom of 10.35 m² with cupboard and window.

- Bedroom of 11 m² with cupboard and velux.

- Bedroom of 9.85 m² with cupboard and velux.

- Bedroom/office of 9 m² with cupboard and window.

- Attic, future bathroom of 4.9 m².

TECHNICAL POINTS:

- Roof of the main house and part of the outbuildings redone in 2019

- Double glazing

- Heating by two pellet stoves from 2021 and 2022, electric radiators in the bedrooms

- Well, water at 32 m

- Non-compliant septic tank

OUTBUILDINGS:

Perpendicular to the house:

- Cellar of 24 m² with a functioning bread oven

- Room of 24 m²

- Former stable of 33 m²

In front of the previous outbuildings: