

Pretty stone cottage with good-sized garden and lovely countryside views - ready to move into straight away.

EXCLUSIVE



## INFORMATION

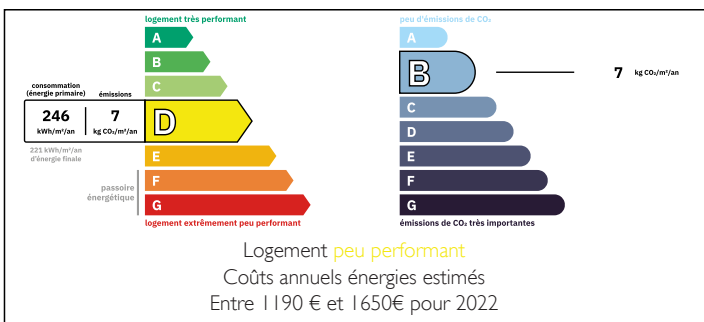
|             |         |
|-------------|---------|
| Town:       | Chatain |
| Department: | Vienne  |
| Bed:        | 2       |
| Bath:       | 1       |
| Floor:      | 104 m2  |
| Plot Size:  | 1706 m2 |

## IN BRIEF

Nestled in a peaceful and picturesque setting, this detached stone house effortlessly blends rustic charm with practical comfort. Surrounded by open countryside, the property is perfectly positioned for those who enjoy an outdoor lifestyle. Endless opportunities for walking, hiking, and cycling are right on your doorstep, while the tranquil setting provides a wonderful backdrop for simply sitting and taking in the peaceful views.

Offering a stunning, double-height lounge area with feature fireplace and an open-plan connection with the kitchen, two / three bedrooms (one of which is on the ground-floor with an accompanying bathroom) and a great-sized garden with terrace and outbuilding, the property is an ideal turnkey solution for anyone looking to settle into rural life or secure a low-maintenance holiday home.

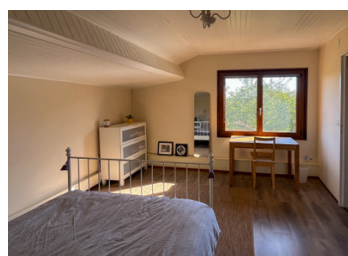
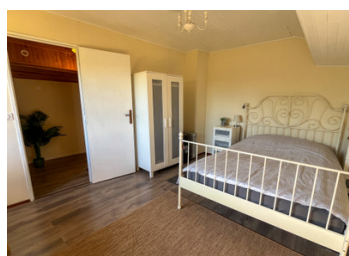
## ENERGY - DPE



A very welcome addition is the solar panel system

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

Whether you're seeking a permanent residence in the heart of nature or a charming retreat to escape to throughout the year, this home offers the perfect balance of convenience, character, and serenity.

The house has been thoughtfully maintained, with plenty of character features throughout—from exposed stonework and wooden beams to cozy, light-filled living spaces that feel welcoming from the moment you step inside. Whether you're relaxing indoors or enjoying the fresh country air outside, this property exudes a warm and inviting atmosphere.

The property comprises :

Ground Floor :

Entrance Porch : 2m<sup>2</sup>

Kitchen / Lounge / Diner : 33m<sup>2</sup> with double-height lounge area, exposed stone walls, wood-burner, feature fireplace and good-sized kitchen.

Hallway : 8m<sup>2</sup> with doorway out to the terrace

Bathroom : 7m<sup>2</sup>

Bedroom : 13m<sup>2</sup>

First Floor :

Landing : 5m<sup>2</sup>

Bedroom : 16m<sup>2</sup> with beautiful views over the valley

WC : 2m<sup>2</sup> with wash-hand basin

Walk-in wardrobe / Store room : 5m<sup>2</sup>

Mezzanine : 14m<sup>2</sup> offering an office area or extra bedroom if required.

Exterior :

Pedestrian gate and pathway leading to the entrance porch

Terrace for outdoor eating and entertaining

Undercover wood store

Good-sized attached garden

Handy stone outbuilding (16m<sup>2</sup>) for storage

Vehicle access via double gates

Second garden just across the lane offering great potential for an orchard or vegetable garden

## LOCAL TAXES

Taxe foncière: 350 EUR

Taxe habitation: EUR

## NOTES