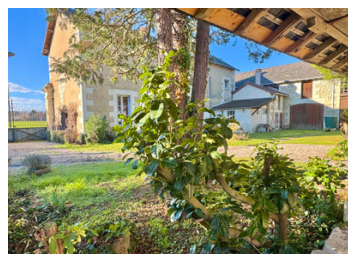


Like a small stone Master's house, in a village in the south Loire Valley, with numerous outbuildings, a well.

EXCLUSIVE



## INFORMATION

|             |            |
|-------------|------------|
| Town:       | Berthegeon |
| Department: | Vienne     |
| Bed:        | 3          |
| Bath:       | 2          |
| Floor:      | 145 m2     |
| Plot Size:  | 1443 m2    |

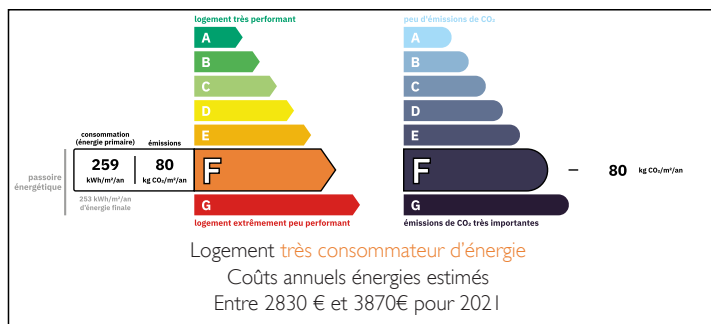
## IN BRIEF

At the edge of a village, come and discover this property, an old coaching inn styled as a Master's house, featuring impressive ceiling heights and large windows. It has beautiful antique wooden floors, cement tiles, terracotta tiles, beams, a fireplace in each room, as well as a stunning ancient oak staircase.

It also includes a courtyard enclosed by walls and large outbuildings, with an adjoining garden also surrounded by walls. The spacious outbuildings can be utilized according to individual needs and desires, and showcase magnificent frameworks. They would suit a craft or artistic activity just as well as serve as storage space or for creating a guesthouse after renovation.

The electricity and attic insulation were redone in 2025, so the current energy performance certificate does not yet reflect this.

## 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

### THE PROPERTY IN DETAIL:

From the street, a large old gateway gives access to the courtyard.

#### \*On the ground floor:

-Entrance from the street measuring 10.80 m<sup>2</sup> with an oak staircase leading to the upper floor, featuring old cement tile flooring.

-Independent WC under the staircase with a sink and door leading to the garden.

-Dining room of 21.4 m<sup>2</sup> on the right with oak flooring and a fireplace, cross-through windows, and two cupboards.

-Kitchen of 15.75 m<sup>2</sup> on the left with terracotta tiles and access to the garden allowing an entry from the courtyard,

-Living room of 26.30 m<sup>2</sup> with oak flooring and a marble fireplace.

-Heating/laundry room of 8.3 m<sup>2</sup> accessible from the living room and with exterior access; a shower room is currently under construction.

#### \*On the first floor:

-Landing of 10.8 m<sup>2</sup> with pine flooring.

-Bedroom of 21.4 m<sup>2</sup> with pine flooring and a marble fireplace.

-Bedroom of 23.9 m<sup>2</sup> with pine flooring and a marble fireplace.

-Bathroom of 6 m<sup>2</sup> accessible from the bedroom.

-Office/dressing room of 12 m<sup>2</sup> with pine flooring accessible from the bedroom.

### THE OUTBUILDINGS:

-Hangar of 41 m<sup>2</sup> facing the house.

-2 old outdoor toilets, male/female.

-Workshop of 26.8 m<sup>2</sup> with loft above.

-Garage, currently used for firewood, 27 m<sup>2</sup> with loft above.

-Old press of 80 m<sup>2</sup> with loft above.

-Two small roofs, one of which serves as a cellar/storage.

Land of 1,443 m<sup>2</sup> planted with various species of trees, including fruit trees and vines.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES