

Charming renovated barn in a peaceful hamlet



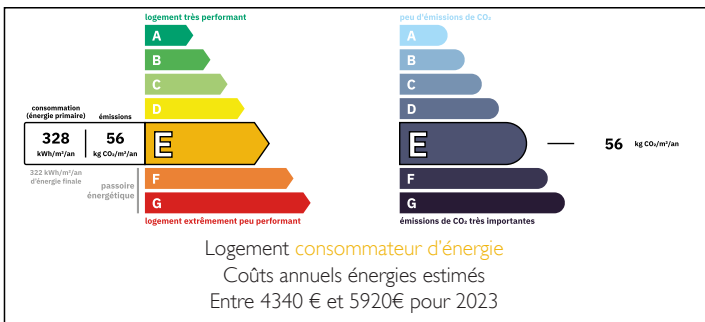
INFORMATION

Town:	Saint-Léomer
Department:	Vienne
Bed:	3
Bath:	1
Floor:	138 m ²
Plot Size:	1339 m ²

IN BRIEF

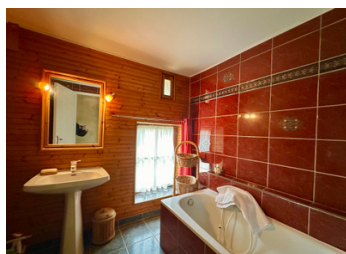
Set in a peaceful hamlet, this beautifully renovated former barn combines modern comfort with authentic character. It features a spacious, light-filled living area with a bread oven and exposed beams, three bedrooms, a bathroom, and the opportunity to extend via the convertible attic. Outside, a large 300 m² barn and a swimming pool complete this charming and characterful property.

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

Come and discover this magnificent former barn, tastefully renovated while preserving the charm and character of the original building.

Upon entering, you'll be captivated by the spacious and light-filled living area, featuring beautiful terracotta floor tiles, a traditional bread oven in the kitchen, high ceilings, and exposed beams that create a warm and authentic atmosphere. The adjoining living room continues this theme, boasting a fireplace and direct access to the garden.

On the ground floor, you'll also find a bedroom, a bathroom, and separate toilets, offering comfortable single-level living.

Upstairs, a landing with storage leads to two lovely bedrooms. Part of the attic remains unconverted, allowing the possibility to easily increase the living space to suit your needs.

Outside, enjoy a large outbuilding of approximately 300 m² as well as a refreshing swimming pool, perfect for sunny days.

The property benefits from gas heating, and sanitation is provided by a septic tank.

Contact me today to arrange a viewing and let yourself be charmed by this wonderfully characterful home with great potential!

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 477 EUR

Taxe habitation: EUR

NOTES