

Lovely peaceful Country 3-bed bungalow with two Gîtes & Generous Land



INFORMATION

Town:	Jouhet
Department:	Vienne
Bed:	5
Bath:	4
Floor:	154 m2
Plot Size:	25586 m2



IN BRIEF

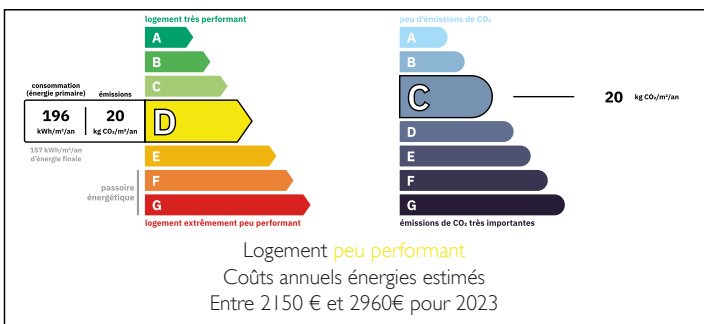
A fabulous 3-bedroom single-level country home with two independent 1-bedroom gîtes, ideal for holiday rentals.

Set in a beautiful rural location with views over open fields and woodland, this charming property offers a perfect blend of peaceful countryside living and convenience, with the local towns of Montmorillon and St Savin less than a 10 minute drive away with all amenities.

Enhancing the appeal even further is a magnificent 400+ year-old 'arbre remarquable' - a protected English oak tree.

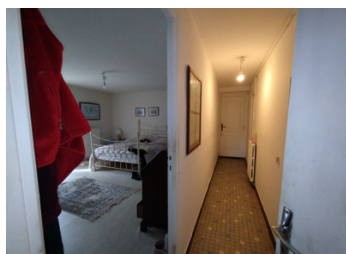
This is a rare opportunity to acquire a fully functional lifestyle property with established rental potential — ideal for those looking to relocate, run a hospitality business, or simply enjoy the best of rural living from the moment you arrive.

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

Approached via a peaceful country lane, this attractive property offers an immediate sense of escape, combining relaxed rural living with a fully operational, turnkey gîte business. With everything in place, it's ready for you to move in and start enjoying — or earning — from day one.

Enter through the gates onto a charming courtyard. Doors lead through to the large kitchen/diner which also has patio doors to the rear garden. (5.69m x 3.86m).

A further door leads to a walk in store room (3.16m x 2.5m) and on to a bathroom with toilet and spa-bath. (3.14m x 3.09m)

From the kitchen walk through to the living room (4.88m x 4.93m), which is warm and welcoming, with a log burner, creating a cosy retreat during cooler months while maintaining a bright and airy feel throughout the year.

A hallway (5.3m x 0.83m) leads to three generously sized bedrooms, shower room and separate toilet.

Bedroom 1 (4.78m x 3.97m) Large double bedroom with double glazed patio doors to the garden.

Bedroom 2 (5.68m x 3.03) Large double bedroom with double glazed patio doors to the garden.

Bedroom 3 (3.91m x 3.14m) Double bedroom with door to side garden.

Turnkey Gîte Business

Separate from the main house, the two independent gîtes are ready to welcome guests immediately, offering excellent income potential in a sought-after rural setting.

Gite 1. (6.33m x 4.77m) Accessed via a wooden staircase with its own balcony, is a light-filled studio space with kitchen area and private bathroom — a...

LOCAL TAXES

Taxe habitation:

EUR

NOTES