

## Beautiful Character Stone Property with Gardens, Vines and Open Views close to Saumur



## INFORMATION

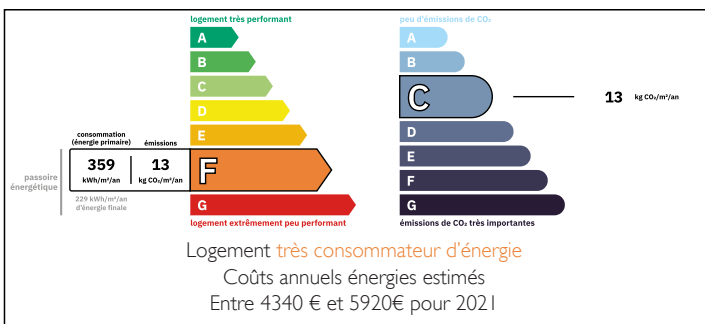
Town:	Saix
Department:	Vienne
Bed:	3
Bath:	2
Floor:	148 m <sup>2</sup>
Plot Size:	5793 m <sup>2</sup>



## IN BRIEF

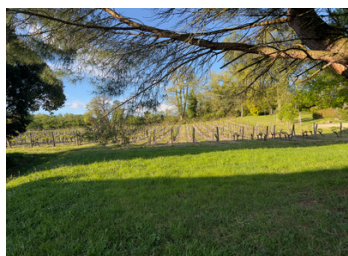
This delightful countryside property is a beautifully restored stone house, perfectly positioned to enjoy uninterrupted views across the surrounding countryside. Approached via a gravelled parking area, the property immediately conveys charm and tranquility.

## 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 exterior features a generous gravelled terrace, ideal for outdoor dining and entertaining, alongside well-maintained gardens and established vines that enhance the idyllic rural setting.

Inside, the home opens into a stunning double-height sitting room, filled with natural light and rich in character. This elegant open-plan space incorporates a dining area and a modern, fully equipped kitchen, creating a sociable and inviting heart of the home. A wood-burning stove adds warmth and atmosphere, making it equally suited to cosy winter evenings.

Wooden steps lead from the main living area to a beautiful mezzanine level, currently arranged as a seating area and home office. From here, elevated views across the countryside provide a peaceful retreat and a striking architectural feature.

The property offers three well-proportioned bedrooms and two bathrooms. One of the bedrooms, featuring a stunning fireplace is conveniently located on the ground floor. With the adjacent shower room, this makes it ideal for guests, single-level living, or added accessibility. The bathroom on the first floor retains its original bath, adding a touch of heritage and charm.

The principal bedroom is particularly impressive, featuring generous proportions and double-aspect windows that flood the room with light while framing the surrounding views.

Additional practical spaces include a back kitchen / scullery with washing machine and ample storage, ensuring the home is as functional as it is attractive.

Outside, an outbuilding and caves provides further storage or potential for conversion (subject to permissions), while the gravelled parking area accommodates multiple vehicles.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES