

Detached character country property with large barn



EXCLUSIVE

INFORMATION

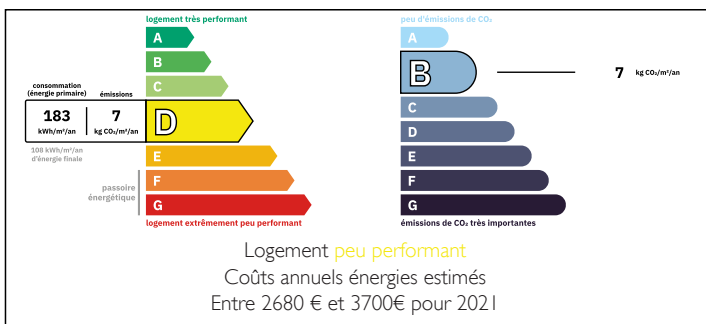
Town:	Château-Garnier
Department:	Vienne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	3600 m2

IN BRIEF

Tucked into a peaceful hamlet surrounded by rolling fields and lush greenery, this beautifully renovated detached home blends rustic character with modern efficiency. Think birdsong mornings, golden-hour evenings, and space to breathe.



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

This fully renovated 2/3 bedroom property offers flexible living, ideal as a family home, holiday retreat, or even a work-from-home haven. Inside, the updates have been thoughtfully done, preserving charm while ensuring comfort year-round.

- * Bright and welcoming living spaces
- * 2 to 3 bedrooms depending on your needs
- * Tastefully modernised interiors with character touches
- * Efficient heating via two heat pumps (pompes à chaleur) for comfort and energy savings.

Step outside and the plot unfolds like a private green sanctuary. Mature trees create natural shade and privacy, while open lawn areas invite everything from gardening to relaxed outdoor dining in the shade of the Linden lime tree.

- * Generous garden with established trees and planting
- * Lovely open views over surrounding countryside
- * Peaceful setting with minimal passing traffic.

This property doesn't just stop at the house:

- * Huge barn – perfect for storage, workshops, or future projects
- * Large hangar – ideal for vehicles, equipment, or even creative use.

Whether you're dreaming of a hobby farm, classic car collection, or simply need serious storage space, this setup delivers.

Set in a quiet hamlet just minutes from the village of Château-Garnier, you get the best of both worlds: countryside calm with amenities within easy reach. A short drive away you will find Civray, a charming market town with cafes and bars and within an hour the cities of Poitiers and Limoges.

LOCAL TAXES

Taxe foncière: **800 EUR**

Taxe habitation: **EUR**

NOTES