

## Characterful Country Property with Gîte Potential and Swimming Pool



## INFORMATION

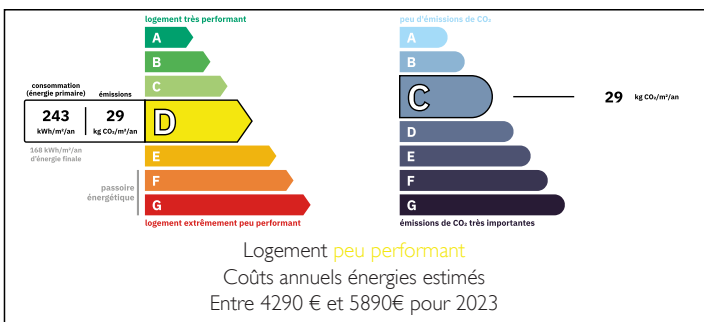
Town:	Blanzay
Department:	Vienne
Bed:	5
Bath:	1
Floor:	207 m2
Plot Size:	16642 m2

## IN BRIEF

Situated just outside a charming village, this delightful property would make an ideal permanent residence, holiday home, or income-generating opportunity. Full of character and charm, the house offers spacious and versatile accommodation, complemented by a large swimming pool and covered alfresco dining area — perfect for enjoying the French lifestyle.

An independent guest wing/gîte provides excellent potential for holiday rentals or comfortable accommodation for visiting family and friends.

## 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

### Ground Floor

A spacious entrance hallway leads to the kitchen, utility room, and separate WC.

The bright and welcoming living/dining room features a wood-burning stove and attractive fireplace, creating a warm and inviting atmosphere.

A further hallway provides access to the gîte accommodation, comprising an open-plan kitchen, dining and living area. Character wooden beams and a striking stone wall lead to a mezzanine level currently used as a games room. Two generous bedrooms, a bathroom, and a separate WC complete this section of the property.

### First Floor

The first floor offers a spacious master bedroom with en-suite bathroom, a large landing currently used as a study area, two further bedrooms, and a family shower room.

### Exterior

The property is accessed via wrought iron gates opening onto a large gravel driveway with parking for several vehicles. A feature pond enhances the entrance, while the generous gardens are planted with mature trees and offer plenty of space to relax and entertain.

Outside, the property benefits from a swimming pool with covered dining area, ideal for outdoor living. Additional outbuildings include a tool shed, greenhouse, chicken house, pool house, woodshed, and a substantial barn.

### Location

The property enjoys a peaceful setting just outside the village of Blanzay, which offers a local shop/bakery, post office, and popular restaurant.

Romagne is approximately 6.8 km away and provides a bar/restaurant, bakery, and local shop. The attractive market town of Civray is around 10.4 km away and offers a twice-weekly market, a...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES