

Beautifully renovated character property with independent Gîte, Swimming Pool and Barn



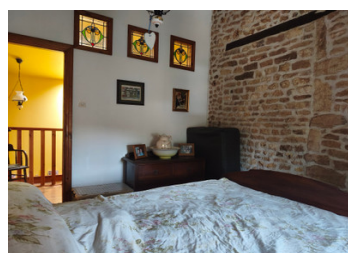
INFORMATION

Town:	Valence-en-Poitou
Department:	Vienne
Bed:	5
Bath:	2
Floor:	140 m2
Plot Size:	11333 m2

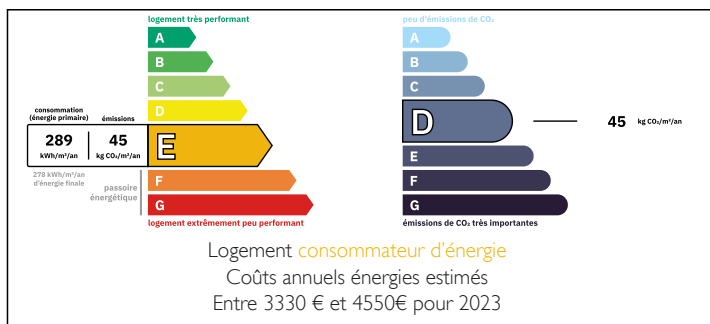
IN BRIEF

Situated in a peaceful hamlet just outside Romagne, this beautifully renovated property offers the perfect blend of character, comfort, and versatility. Ideal as a permanent residence, a charming holiday retreat, or an income-generating opportunity, the home has been thoughtfully restored to a high standard while preserving its original features and timeless charm. Set within a generous, enclosed garden, the property boasts a large swimming pool, creating a wonderful outdoor space for relaxing, entertaining, and enjoying long summer days.

A separate two-bedroom gîte provides excellent potential for holiday rentals, or welcoming accommodation for family and friends, making this an exceptional opportunity for those seeking a characterful countryside property with flexibility and appeal.

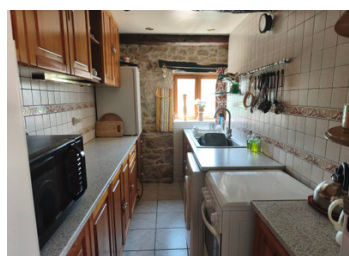


ENERGY - DPE



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.



NOTES

DESCRIPTION

The property is entered through a spacious mudroom, offering excellent storage, exposed beams, and beautiful feature stained-glass windows.

The impressive kitchen/dining room is full of original character, featuring exposed beams, traditional flagstone flooring, and a charming feature fireplace, creating a warm and inviting space for family gatherings and entertaining.

The generous living room is filled with natural light and boasts a stunning feature fireplace with wood-burning stove, complemented by original features throughout.

A characterful hall/study area provides a versatile space with exposed stone walls and traditional flagstone flooring. The ground floor is completed by a shower room with WC and a practical utility room.

First Floor

The first floor offers two well-proportioned bedrooms, including a spacious master bedroom with its own private ensuite shower room.

Exterior

Accessed through wrought iron gates, the property opens onto a gravelled courtyard.

A separate, spacious two-bedroom gîte provides excellent flexibility and income potential. The gîte features its own kitchen area, shower room with WC, and an open-plan living/dining space with a large wood-burning stove. Upstairs, there are two generous bedrooms together with a useful study/storage area, making it ideal for holiday rentals, visiting family, or guest accommodation.

The enclosed gardens provide a wonderful outdoor lifestyle with a large swimming pool and dedicated seating area, perfect for relaxing and enjoying the warmer months.

A substantial attached barn offers valuable additional space with excellent potential for storage while a