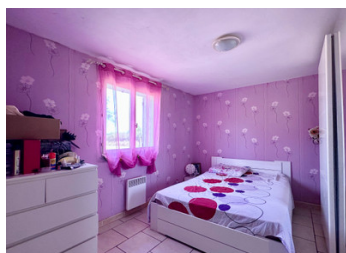
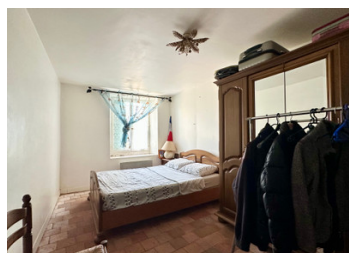


Charming Country Home with Barn and Potential



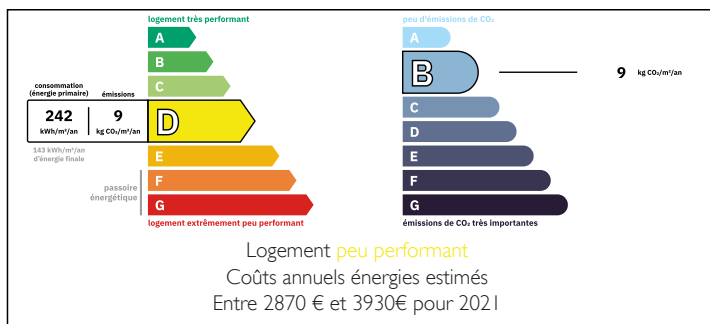
INFORMATION

Town:	La Trimouille
Department:	Vienne
Bed:	6
Bath:	1
Floor:	145 m2
Plot Size:	4820 m2

IN BRIEF

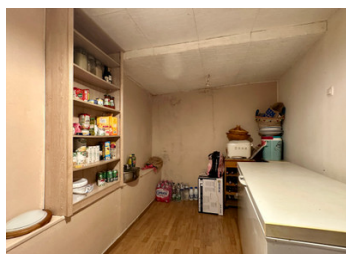
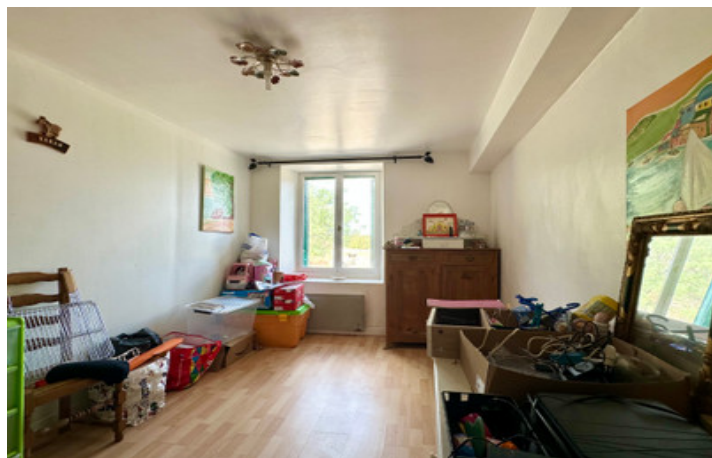
Charming country property set in a peaceful location, offering generous living accommodation, four bedrooms and excellent potential. The ground floor includes a large kitchen, utility room, shower room, comfortable living room and office, with four bedrooms arranged around the main living areas. Outside, the property benefits from a large barn, two additional rooms with potential for conversion, a pleasant garden and several smaller sheds. With plenty of space, useful outbuildings and scope for further development, this property would make an excellent family home, permanent residence or renovation project.

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

Situated in a lovely and peaceful setting, this spacious country property offers generous living accommodation, a good-sized garden and a range of outbuildings with excellent potential.

The property is entered into a large kitchen, which forms the heart of the home and provides plenty of space for everyday living and entertaining. To the left of the kitchen is a useful utility room and shower room.

To the right, the kitchen leads through to a comfortable living room, which provides access to an office and two further bedrooms. A further two bedrooms are accessed directly from the kitchen, giving the property a total of four bedrooms.

Outside, the property benefits from a large barn, offering extensive storage space and considerable potential for a variety of uses. There are also two additional rooms which could potentially be converted to provide further living accommodation, subject to any necessary planning permissions and consents.

The property is surrounded by a pleasant garden, with several smaller sheds providing additional storage. The peaceful surroundings create a lovely environment in which to relax and enjoy the tranquillity of the countryside.

With its generous accommodation, four bedrooms, substantial barn, additional rooms and scope for further development, this property offers plenty of flexibility. It would make an excellent family home, permanent residence or renovation project for those looking to create a home with additional space and potential.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 252 EUR

NOTES