

## Character Stone House with Exceptional Troglodyte Caves & Wine Cellar



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Berrie             |
| Department: | Vienne             |
| Bed:        | 2                  |
| Bath:       | 2                  |
| Floor:      | 55 m <sup>2</sup>  |
| Plot Size:  | 700 m <sup>2</sup> |



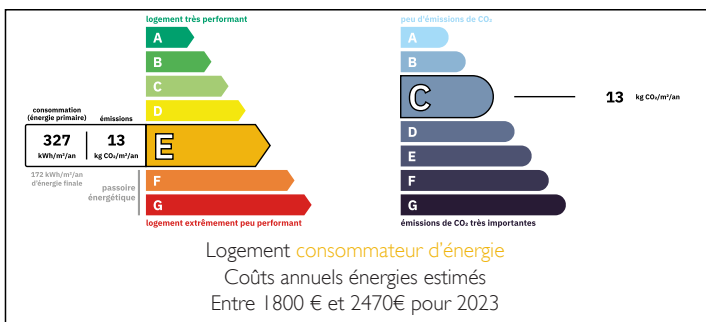
## IN BRIEF

A truly unique Loire Valley property combining French village charm with an extraordinary troglodyte wine cave.

Set in the heart of the Loire Valley, close to Saumur, this charming stone house sits in Berrie, a village renowned for its wine-making tradition. The 59m<sup>2</sup> house offers two bedrooms, two bathrooms and a welcoming open-plan living space, with an enclosed garden and stone outbuilding.

Beneath the property lies an impressive network of troglodyte caves, used by the current owner for wine-making and storage. With atmospheric vaulted chambers, wine barrels and bottle storage, and a spectacular double-height entrance perfect for gatherings and tastings, this is a property with real soul and character. An exceptional opportunity for anyone dreaming of a home in France with a connection to the Loire's wine heritage.

## 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 house offers approximately 59m<sup>2</sup> of living space and retains plenty of traditional character. On the ground floor is a generous open-plan kitchen, dining and sitting area, with stairs leading to the first floor, together with a bathroom / laundry room. Upstairs are two bedrooms and a WC with space for a shower.

The property has a lovely enclosed garden and a two-storey stone outbuilding. The first floor is currently used as an office, while the upper level offers the possibility of creating additional living accommodation. There is also potential, subject to planning permission, to connect the outbuilding with the main house.

The real highlight, however, lies beneath the property.

## NOTES

An extensive network of troglodyte caves runs beneath the house and land, currently used by the owner, a winemaker, for wine production and storage. The caves have electricity and running water, with concrete flooring and lime-washed walls in parts. They include an office, store room, dedicated bottle storage and areas for wine barrels.

The impressive double-height entrance chamber is particularly special and creates a dramatic and atmospheric space that could be ideal for wine tastings, private dinners, celebrations, events or simply entertaining friends.

The property therefore offers far more than a traditional village house. It combines a characterful two-bedroom home with an extraordinary underground wine complex and the potential to develop further accommodation or a business project, subject to the necessary permissions.

Berie is a village with a strong wine-making tradition, surrounded by the vineyards and characterful villages of the...