

South Loire Valley: stone house, outbuildings, 3 beds, 1 ground-floor, on 3,300 m fenced grounds.



INFORMATION

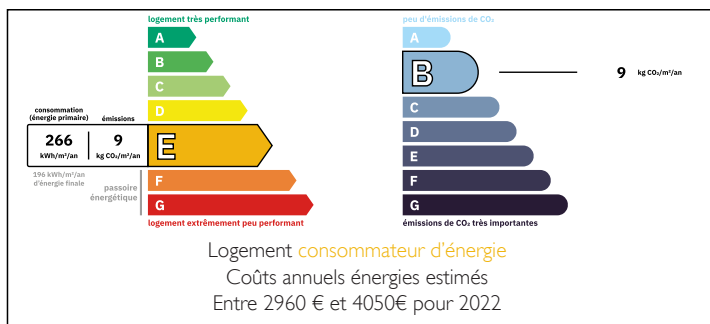
Town:	La Roche-Rigault
Department:	Vienne
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	3338 m2

IN BRIEF

Just 8 km from Loudun, peacefully located in a hamlet, discover this charming character property set in beautifully wooded, fully enclosed grounds of 3,338 m², with no adjoining neighbours and no overlooking properties.

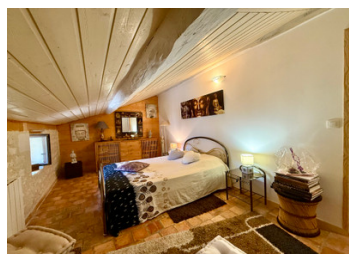
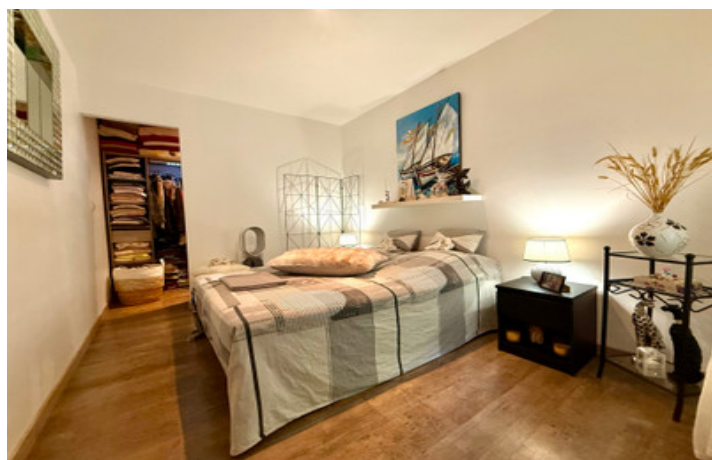


ENERGY - DPE



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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

Just 8 km from Loudun, in the peaceful setting of a small hamlet, this charming character property sits on beautifully landscaped, fully enclosed grounds of 3,338 m², with no adjoining properties and no overlooking neighbours.

On the ground floor, the property offers a bright and spacious living area of approximately 70 m², flooded with natural light through large glazed doors opening onto both the front and rear of the property, with attractive terraces on either side. The space comprises a fitted and fully equipped kitchen, a dining area and a comfortable lounge with a pellet stove.

This level also includes a shower room with a walk-in shower, a separate WC, a utility room/back kitchen with two external entrances, and a bedroom with an adjoining dressing room, allowing for convenient single-level living.

Upstairs, accessed via a beautiful stone staircase and featuring traditional polished terracotta floor tiles, there are two charming attic bedrooms and a pleasant leisure/relaxation room.

The property also benefits from several useful outbuildings.

A charming home offering single-level living, peace and authenticity, set in a green and tranquil environment while remaining close to local amenities.

PROPERTY DETAILS

>>Ground Floor

- Entrance/hallway: 8.4 m², natural stone flooring and stone staircase leading upstairs
- Separate WC
- Shower room: 6.6 m² with walk-in shower
- Utility room/back kitchen: 14.6 m², with two external doors providing access to the front and rear of the house
- Living area: approximately 70 m², with large french

NOTES