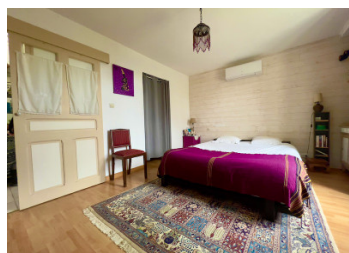


Charming stone property, with 2 bedooms, south of the Loire in Vienne



## INFORMATION

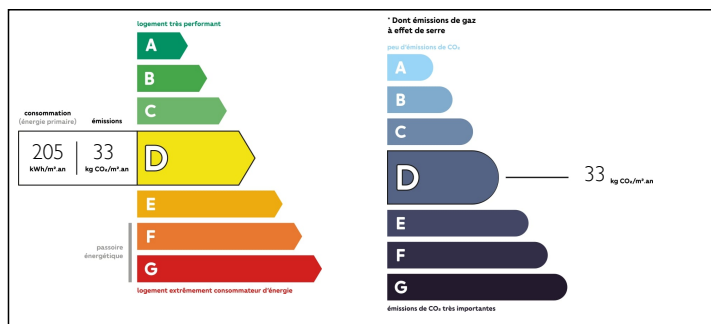
Town:	Saint-Laon
Department:	Vienne
Bed:	2
Bath:	2
Floor:	131 m2
Plot Size:	1055 m2



## IN BRIEF

Come and view this beautiful, stone, property in a quiet hamlet just 10 minutes from the lovely town of Loudun. Full of character and french country charm, this property offers the perfect combination of rural living with village life.. The beautifully converted loft space with it's own entrance is perfect for family or to rent out as a gite. With a double wood burning stove. in the sitting room and kitchen, this two bedroom, two bathroom property is cosy and comfortable. In the enclosed courtyard and charming garden, you will find a large barn, cellar , laundry room and outdoor kitchen area. Enjoy a drink on the terrace and relax in the peacefulness of the surrounding countryside.

## 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.



## LOCAL TAXES

Taxe foncière: 900 EUR

## NOTES

## DESCRIPTION

### The Property

Entering the property, there is the lovely family kitchen and dining area (23m<sup>2</sup>). With tiled floor, gorgeous stone fireplace, wood burning stove and the kitchen is fully fitted, it is a wonderful welcoming space..

On the left is the sitting room (40m<sup>2</sup>) with wooden floors and wood burning insert fireplace. The additional door and windows to the garden, make this room cosy, light and airy.

To the right of the kitchen, is a downstairs WC and spacious fitted cupboards, ideal for boots and coats.

Further along is the downstairs bedroom suite. The lovely double bedroom (15m<sup>2</sup>) has wooden floors, a large separate dressing room and en suite, fully fitted bathroom (9m<sup>2</sup>) with a walk in shower and separate bath..

The first floor of the property has been beautifully converted with exposed beams and is accessible from an outside staircase to the side of the house. Fully insulated and at 50m<sup>2</sup> in total, there is plenty of space for one large bedroom and sitting room or 2 spacious bedrooms. There is also a separate toilet and lovely, newly fitted shower room. There are 3 windows and 2 Velux windows, giving this space a light and airy feel., It is perfect for visiting family or to run as a gite or bed and breakfast business.

### The Outbuildings and Garden

The plot of the home is 1055m<sup>2</sup> with a fully enclosed courtyard and garden. Planted with trees and flowering shrubs, it's a haven of peace quite with...