

Limestone property in the south Loire Valley with 1 bedroom on the ground floor, fenced garden

EXCLUSIVE



INFORMATION

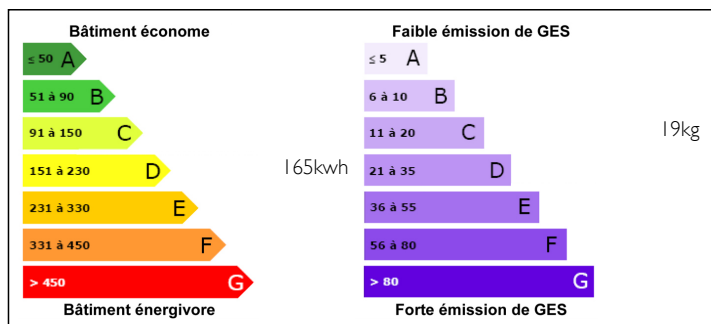
Town:	Berthegeon
Department:	Vienne
Bed:	3
Bath:	2
Floor:	218 m2
Plot Size:	6319 m2

IN BRIEF

Beautiful renovation for this property with no close neighbours. A small access path leads to the automatic gate with intercom that opens onto the courtyard enclosed by the various buildings and the stone wall. On the ground floor you will find a kitchen opening onto a large living room, a large bedroom with access to the terrace, the bathroom can be accessed directly from the bedroom or via a corridor. In addition to the courtyard, there is a terrace and an enclosed garden with an old chicken coop at the side of the house.



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

THE PROPERTY IN DETAIL:

The entrance is via the living room or the veranda(37m2).

Ground floor:

- living room 65m2
- kitchen area 15m2
- fireplace in the lounge area
- bedroom 26.50m2
- 9.30m2 shower room with double washbasin
- utility room 6.7m2
- study 7.7 m2
- separate WC
- corridor 12m2

First floor:

- small landing with low ceilings
- bedroom 24.50m2
- 6.30m2 shower room with shower, washbasin and WC which can be accessed from the bedroom and landing.
- A 24.50m2 bedroom with access to the attic.
- Attic space of approx. 50m2.

THE OUTBUILDINGS:

- cellar 7.80 m2 after the laundry room.
- cellar 23 m2
- stone barn 138m2
- Barn 64m2 with fireplace
- stable 76m2 with attic

TECHNICAL FEATURES:

- PVC double glazing
- Watertight septic tank, therefore drainage to be provided.
- Gas central heating.

THE AREA:

The property is located on the outskirts of a small village of 300 inhabitants in the southern Loire Valley with a small bar and fast food restaurant as well as a baguette and pizza vending machine.

5 km from Monts sur Guesnes for local services (supermarket, post office, medical centre, primary

NOTES