



**For Sale €167,000 + Notaires**

### **Delightful Maison de Maitre and Maison des Amis**

Situated 8 kms from Montreuil Bellay, 20k Saumur, and 40mins to Poitiers Airport the house sits right on the border of Deux Sevres, Maine et Loire and Vienne. The House is in the Department of the Vienne (86) and 2kms to the nearest village St.Leger De Montbrillais, with Bar, Boucherie, coiffeur and Post office and Boulangerie.

The house features : kitchen, sitting room with woodburner, 2 bedrooms, toilet and shower, extensive loft for conversion. Though completely habitable, it is in need of cosmetic renovation and rewiring..

Surrounded by vineyards, both our neighbours sell high quality wines in their trogloditic caves. Hence on the property there are no less than 13 caves all dug out by hand. The biggest, as this was an former wine producing property, is approximately 40 metres in length with the wine press still intact. You could even make a swimming pool underneath the barn or even in the large cave. Some of the other caves date back to the 12 century. There is also a cloam oven in excellent condition



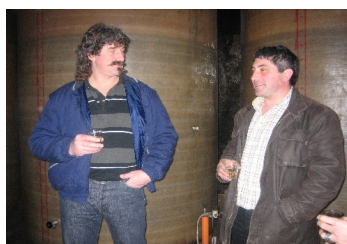




The Maison des Amis features 3 rooms on the ground floor, toilet and shower. Above is a grenier which could easily be converted into 3 bedrooms for a gite.



The Barn has a huge mezzanine, free from termites and a sound roof. The water from the barn is collected by a huge water tank estimated at 100,000 litres, so it becomes very handy in the summer for watering!



Winetasting with our neighbour Lionel



For further details please contact  
Charles Shenstone  
05 49 22 39 60 / 06 28 90 82 17