



Maillard  
& Co

£ 865,000

Le Jardin, La Rue du Poivre

For Sale



“Granite Barn Conversion in Exceptionally  
Peaceful Location ”

4

|  
Bedrooms

1

|  
Receptions

2

|  
Bathrooms

For Sale

## Property features

Peaceful Location

Beautiful Garden

Plentiful Parking

Granite Barn Conversion

Charm and Character

2 Bathrooms plus W.C



## Property details

### Granite Barn Conversion in Exceptionally Peaceful Location

Forming part of an attractive granite farm complex in the most tranquil rural location yet only moments away from the local amenities at Sion and a short drive to town.

Believed to date back to the late 1800's, the property oozes charm and character and a more modern extension has been sympathetically added to create the kitchen-breakfast room with an external utility room/store and access to the large attic space for storage. Scope exists to extend the kitchen by adding a conservatory/sun room off the kitchen to provide an additional dining area/family room overlooking the garden. The living room features a functional stove and double doors lead out to the beautiful and spacious garden with an oasis of mature trees and shrubs and nothing but the sound of bird song !

The bedrooms and house bathroom are found on the upper levels with plenty of built in wardrobes and access to the eaves and roof space and the main bedroom benefits from a useful en-suite shower room.

Parking is provided for 3-4 cars which could be extended if required.

If you are looking for peace and tranquillity then look no further and book your viewing today.

Mains drains and water. Oil fired central heating. Service charge £80 per year to cover private road maintenance. Freehold.

## Disclaimer

Please call Maillard & Co on 880 880. Please note that all areas and measurements given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

Once an offer is accepted and negotiations for the purchase of a property are entered into, the prospective purchasers will be asked to produce photographic identification (passport or driving licence) and proof of residency documentation eg, a current utility bill together with confirmation of source of funds. This is in order for us to comply with the current Money Laundering Legislation.





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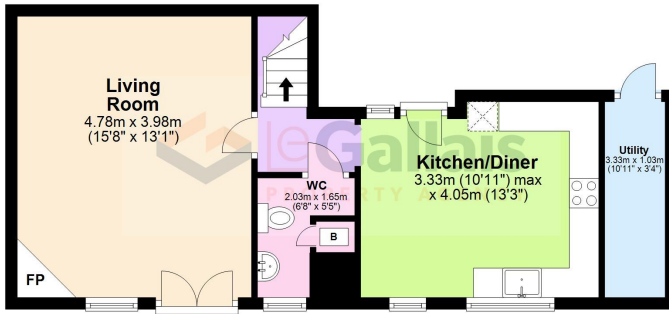






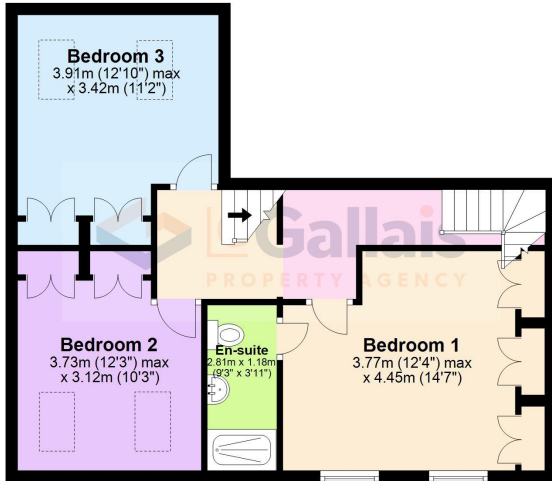
### Ground Floor

Approx. 42.9 sq. metres (462.2 sq. feet)



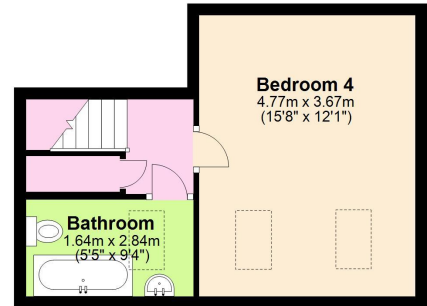
### First Floor

Approx. 53.0 sq. metres (570.2 sq. feet)



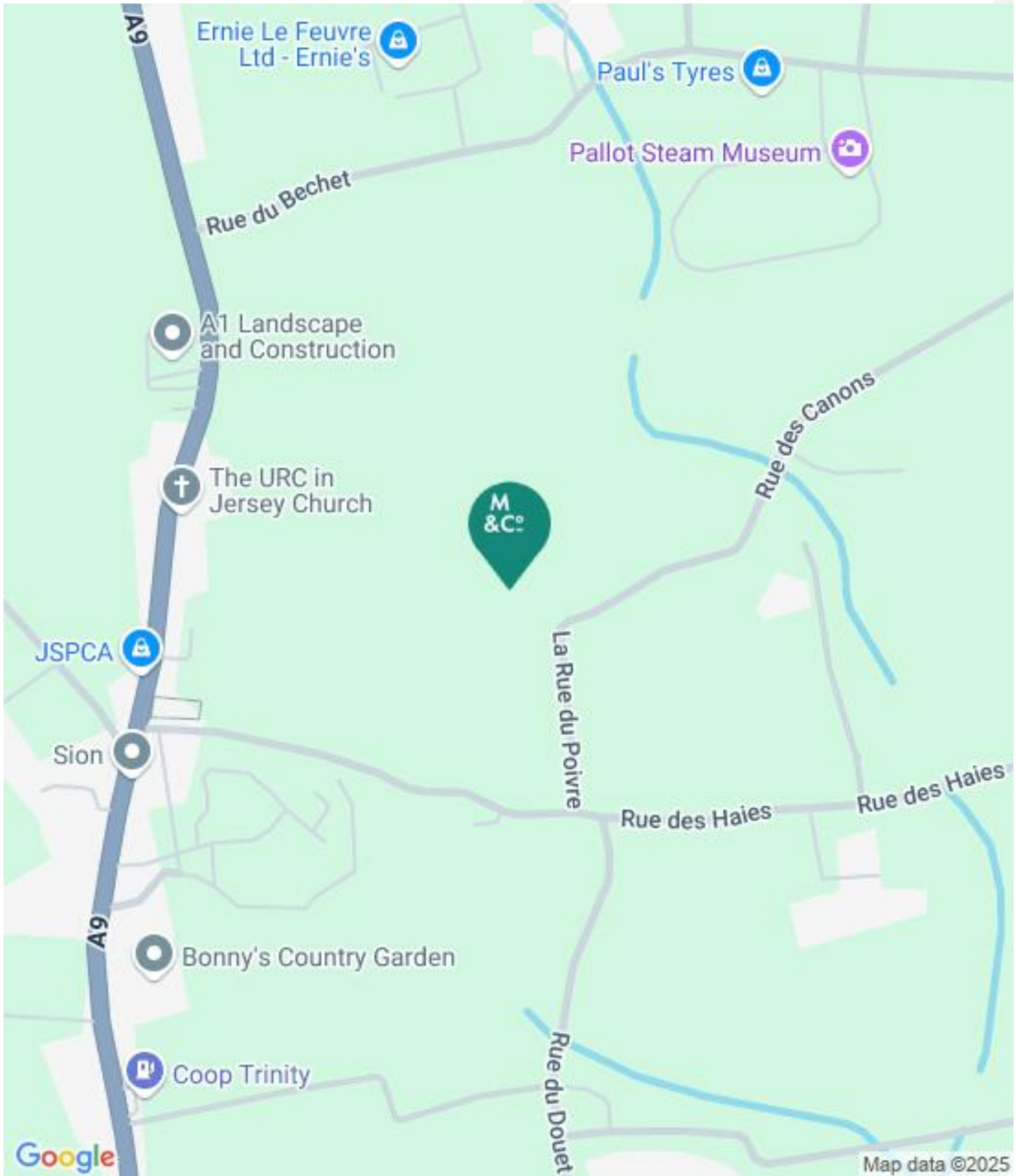
### Second Floor

Approx. 27.3 sq. metres (294.4 sq. feet)



Total area: approx. 123.3 sq. metres (1326.7 sq. feet)

These particulars whilst we believed to be accurate are set out for general guidance only. Floor plans, where included are intended for reference only and are not drawn to scale. Neither constitutes any part of a formal offer or contract. Purchasers should not rely upon them as statements of representation of fact, and must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We have not tested any apparatus, fixtures, fittings or services at the property. Interested parties must undertake their own investigation into the operation of any such items.  
Plan produced using PlanUp.





Bradley Rolland

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