

Beautiful ten room house on a 2600 m2 plot in the heart of a small town, one minute walk from the centre



INFORMATION

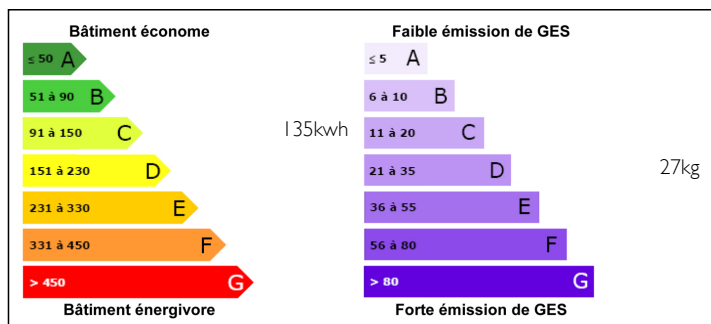
Town:	Mirebeau
Department:	Vienne
Bed:	7
Bath:	4
Floor:	320 m2
Plot Size:	1617 m2



IN BRIEF

A large family home or a house with a bed and breakfast and/or gîte activity, the choice is yours. This old house with its large walls and magnificent old parquet floors has seven bedrooms, two of which are on the ground floor and four of which are accessible from the outside. With a wooded park situated in the heart of the old city walls, but also historical elements such as a vaulted cellar, a troglodyte dwelling and stone staircases, this property has everything to please. An annex can be converted into a gîte or used for a professional activity, as was the case in the past.

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: 2300 EUR

NOTES

DESCRIPTION

This house of character offers various entrances for tourist or professional activities.

The house :

on the ground floor

- 14 m² tiled entrance with wooden staircase
- office of 16 m² with fireplace and WC with washbasin
- bedroom with shower 13.5 m² with access to the garden
- Dining room 22 m² with waxed oak floor and large antique cupboards
- Living room 29 m² with waxed oak floor, fireplace and access to the garden
- Kitchen 18 m² with access to the garden
- bedroom 15.5 m² with independent access, shower room and WC
- laundry/boiler room 25 m²
- double garage 49 m²

Oak staircase leading to the first floor and continuing to an insulated attic.

On the first floor:

- landing 8 m² with old parquet floor and beautiful view of the church in the distance.
- bedroom 18.8 m² with old parquet floor and fireplace
- Corridor 5 m² with old parquet floor
- Library/study/bedroom 17 m² with old parquet floor and fireplace
- Room 28.6 m² with old parquet floor and fireplace
- Bathroom 22 m² with bathtub, double washbasin, WC, cupboards
- Room 23.6 m² with new parquet floor, also accessible by stairs from the garden
- entrance 9 m² accessible by stairs from the garden leading to
- a shower room 4 m²
- an independent WC 2.7 m²
- a bedroom 27.5 m² with recent parquet flooring opening onto a balcony