

Excellent value! Well renovated 3-5 bedroom house and studio, in pretty hamlet close to popular village

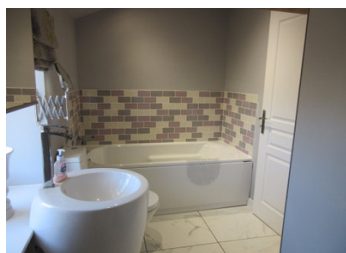


INFORMATION

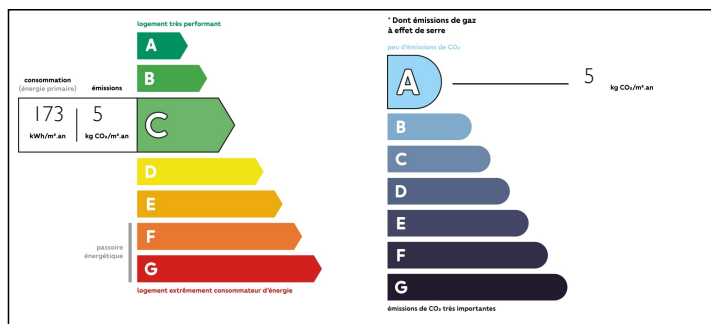
Town:	Blanzay
Department:	Vienne
Bed:	4
Bath:	2
Floor:	137 m2
Plot Size:	3065 m2

IN BRIEF

This lovely house has been carefully renovated to create a comfortable and low maintenance property. It is situated in a small hamlet, not far from the pretty village of Blanzay with amenities. With a renovated outbuilding which would make a perfect artist's studio or hobby room.



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.



NOTES

DESCRIPTION

GROUND FLOOR

Kitchen/living room (5.8m x 5.6m) - large and bright open plan living space. Bathroom - modern bathroom with corner bath, basin, shower and WC. Bedroom 1 (3m x 3.9m) and Bedroom 2 (3m x 4m) - both attractive rooms, could be used as reception rooms.

FIRST FLOOR

Master bedroom (6.3m x 4m) - large, bright room with direct access to family bathroom.

Bathroom - modern and tastefully decorated bathroom, with bath, large shower, basin and WC.

Bed 4 (2.8m x 3.7m) - exposed beams and window to front.

Bed 5 (2.8m x 3.7m) - exposed beams and velux.

EXTERIOR

The main house has an attractive terrace area to the front and large gates lead to garden and renovated outbuilding. The outbuilding would make a perfect artist's studio or hobby room. Access to cellar is via an external stairway.

LOCATION

Set in a small hamlet, under 2km from the centre of the pretty village of Blanzay. This popular and attractive village has an excellent bar/restaurant, bakery, grocery shop, primary school and post office. The larger market town of Civray is under 8kms from the property and has a twice weekly market, various bars/restaurants, shops, supermarkets, heated swimming pool (outdoor and indoor) with sauna and even a cinema with films in French and English. The river Charente runs through the town, making this an attractive area with lovely parkland along the river. The historic town of Poitiers is about 50km away, with large retail outlets, TGV train station and airport....