

Price negotiable! Three-bedroom country house with swimming pool, outbuilding and garden.

## EXCLUSIVE



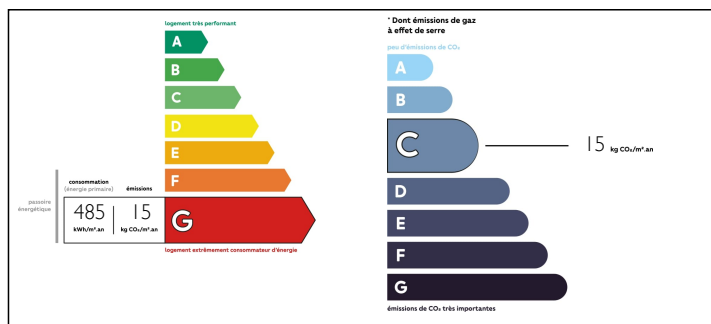
## INFORMATION

Town:	Chatain
Department:	Vienne
Bed:	3
Bath:	2
Floor:	142 m2
Plot Size:	1558 m2

## IN BRIEF

This large house, although in need of some renovation work, has lots of potential. It currently has a large living/dining room, kitchen, a storeroom, 2 large bedrooms and 2 further rooms used as bedrooms, 2 bathrooms. Outside there is a beautiful garden to the rear of the property with a swimming pool. There is also another garden area with a large barn and covered storage area to the side.

## 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 - approx 14m2

Offering plenty of base line stainless steel storage cupboards and a range style cooker. Views out to the back garden.

Living/Dining Room - 38m2 approx

With traditional tommette flooring and exposed oak beams this is a traditionally French living room. There is a wood burner and a traditional fireplace. There is a door leading to the side garden.

Steps down to

Games room/store room approx 30m2

This room currently has a sink and water supply so could be made into another kitchen if desired or there is scope to make a games room, workshop, wine cellar or whatever you would like it to be.

Oak stairs up to the first floor

Landing 13m2 approx

A really nice big space with room for a sofa with French doors leading out on to the garden.

WC - approx 2m2

Bathroom - approx 3.5m2

With a small bath and a shower above

Bedroom 1 - approx 10m2

With a feature stone wall and old fireplace. A desk in the recess of the chimney. Boasting a fabulous view of the surrounding countryside.

Vestibule - approx 8m2

with wooden flooring and ample storage space.

Room 1 - approx 7m2

With limited ceiling height this would make an ideal storage room.