

Traditional detached 6 bedroom house with land and peaceful riverside location.

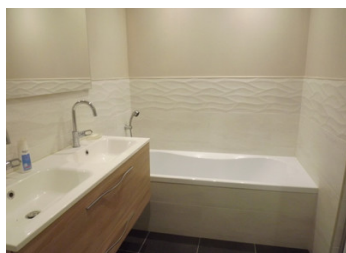


INFORMATION

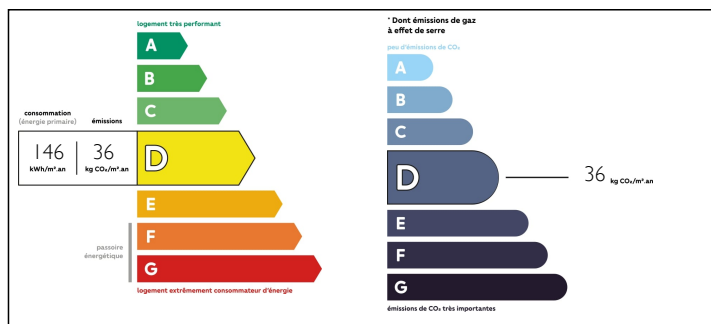
Town:	Nérignac
Department:	Vienne
Bed:	6
Bath:	2
Floor:	205 m2
Plot Size:	14237 m2

IN BRIEF

Beautiful "longère" style house with magical views of the river valley below. A peaceful hamlet location but only 7km from the nearest town with all amenities this property gives you the best of both worlds. With 6 bedrooms, 3 of which are on the ground floor, a traditional living area and modern kitchen this would be perfect to run your own B&B business from the family home. The surrounding land makes this an ideal property to have your own small holding and really enjoy the good life in this idyllic location.



ENERGY - DPE



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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.



DESCRIPTION

The large entrance hall welcomes you into the centre of this large house. To your right the large open plan living area has a bright and modern kitchen, dining area and a large lounge space with an impressive fireplace and views over the pretty front garden and pond.

At the back of the lounge is a good sized room, currently used as one of the downstairs bedrooms, that could work equally well as a breakfast room or reading room.

Continuing back from the entrance hall leads you to a modern tiled bathroom with large shower and a separate wc. A corridor to the left leads to 2 double bedrooms, each with french windows out to the front garden, and onwards to 2 small rooms perfect as a pantry and/or wine cellar.

The staircase from the entrance hall leads up to the laundry room, also housing the recently updated oil boiler.

Continue up to the first floor, with access to a small balcony at the rear of the property, and the delightful master suite with outstanding views of the river and front garden, a large dressing area and its own ensuite bathroom with shower.

With another 2 bedrooms, separate wc and home office area on this level a second staircase leads you back down into the living room.

Outside is a handy wood store, accesible from the house as well as a large garage (100m²) with cement floor and attached workshop space (45m²)

A large wooden garage at...

LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: 513 EUR

NOTES