

Ref: A17186

Price: 216 000 EUR

agency fees to be paid by the seller

A fantastic detached hamlet house with 4/5 bedrooms over 2 floors - One of the floors could be an ideal gite



INFORMATION

Town: Moulismes

Department: Vienne

Bed: 5

Bath: 4

Floor: 189 m2

Plot Size: 6150 m2





IN BRIEF

Situated in a quiet hamlet this detached house would make an ideal family home or a possible business - gite / B&B - pretty wrap around garden with a winding driveway to access the house

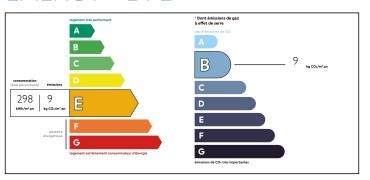








ENERGY - DPE



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LOCAL TAXES

Taxe foncière: 302 EUR

NOTES

DESCRIPTION

Enter through double gates onto a large sweeping drive towards the rear of the house

Entry to the first floor is either from the steps to the terrace or via a side entrance

Large first floor terrace - ideal for sitting out on those long summer days overlooking the large garden

Door to living room, dining room kitchen 5.1m \times 10.6m

Door to hallway

Bedroom 3.4m \times 4m with ensuite bathroom 2m \times 1.7m and built-in wardrobes

Bedroom / office 3.5m x 3.1m

Bedroom 4m x 1.9m

Shower room

Door to stairs leading to the ground floor

Separate entrance to the accommodation

Living / dining room $5.8 \text{m} \times 5.1 \text{m}$ with built in wood burner

Door to Bedroom I $4.5m \times 4m$ with ensuite bathroom $1.25m \times 2.5m$

Door from living room to kitchen - to finish

Hallway to bedroom 2 $3.4m \times 3.1m$ and another bathroom $2.2m \times 3m$

There is an attached workshop 5.9m \times 5.6m 2 \times office area rooms 2m \times 3.3m and 2.5m \times 1,7m Utility Room 1.8m \times 1.3m

Outside there is an old pigsty that has three rooms all with electric

 $3.5m \times 2.7m$; $3.7m \times 2.7m$ and $3m \times 2.7m$

Another small shed

Pretty garden - mainly laid to lawn with fruit trees, a small pond, vegetable garden

Double glazing throughout (withy the exception of one window)

Mains Drains

Heating is mainly electric with a wood burning stove

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