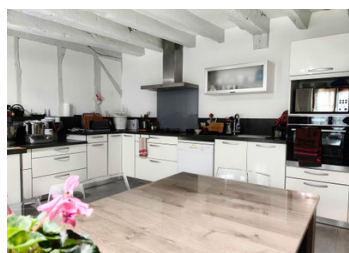


Character property with two houses, heated pool, barn and land



INFORMATION

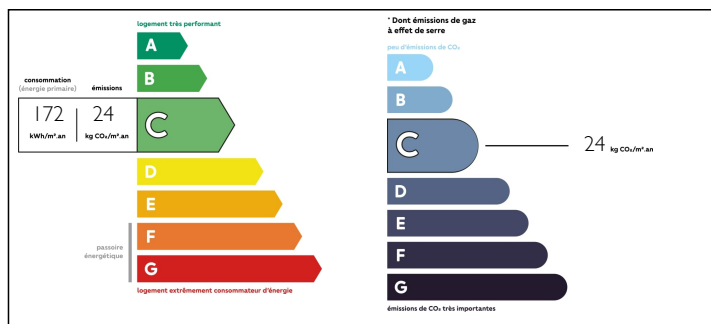
Town:	Brigueil-le-Chantre
Department:	Vienne
Bed:	3
Bath:	2
Floor:	154 m2
Plot Size:	9350 m2



IN BRIEF

This is the perfect set up with all the comforts of today's modern technology. Two bedroom main house with attached barn and workshop and an additional cottage which gives extended living and a third bedroom. Large heated pool, solar array, air-conditioning, central heating and large attached land suitable for horses. Double glazing. Septic tank sewage system. 10 minutes by car to Lussac-les-Églises for your daily shopping needs or 20 minutes to the large town of Montmorillon or Le Dorat which has train connections to the rest of France and beyond. Around 1 hour to the airports at Limoges or Poitiers.

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.



DESCRIPTION

Main house 95m2 plus a 72m2 barn

Enter into the modern kitchen with plenty of storage and space for the family dining table. Tiled floors complement the exposed wood beams tying together the modern and the character of the old house.

To the left of the kitchen is the downstairs bedroom with full shower room and WC. The bedroom is fitted with air-conditioning for keeping cool on the hot summer nights.

To the right of the kitchen is the lounge with feature brick inlaid flooring. This is tastefully decorated in neutral colours which maintains the historic integrity of the home.

A guest bathroom completes the ground floor.

Upstairs from the lounge is a second large bedroom (over 20 meters). The addition of skylights has made this a lovely bright space which current hosts a bed and a piano! The ultimate space for anyone desiring a bedroom plus a breakout area.

Moving along the ground floor of the building the next room is the utility which hosts the laundry and also the central heating boiler system. The house is heated by electric heating, heat pump and oil central heating. The cottage is heated by a fireplace. There is also solar power!

In the barn the perfect space has been created for a hobby room or for the tinkerers. This workshop has been insulated to provide a snug space to work on projects in comfort!

The Cottage 57m2

Currently used as an entertaining space for larger gatherings with a mezzanine bedroom, the cottage has...

LOCAL TAXES

Taxe foncière: **800 EUR**

NOTES