

Lovely two bedroomed house to renovate with a flourishing garden in the centre of this sought after village

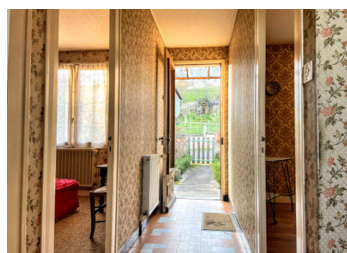
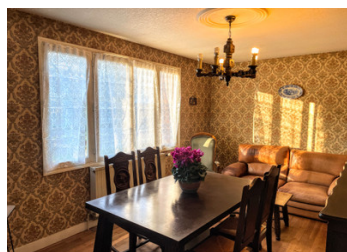


INFORMATION

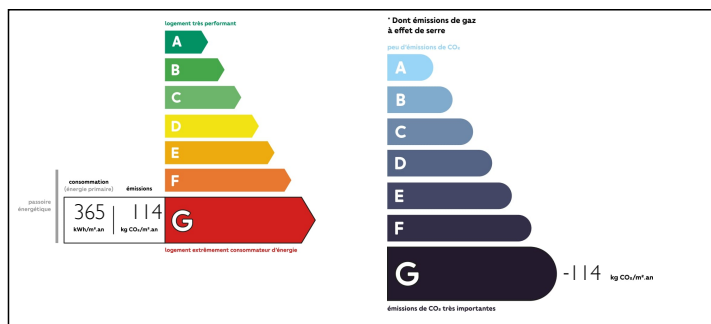
Town:	Queaux
Department:	Vienne
Bed:	2
Bath:	1
Floor:	45 m2
Plot Size:	736 m2

IN BRIEF

This lovely little house on a no-through-road was built in 1963 and lived in by the same couple ever since then, so you might find the house a bit dated, as you can see from the photos. The location is really ideal, very quiet despite being in the heart of the village, with beautiful views, and a few steps from the Maison de l'Art et du Terroir with fun cultural events each week; the bakery and bistro of Chez Lesley is just a few steps further. Plus it is a 10 minute walk to the river beach of Chez Renard, where you can swim in the river (with a lifeguard), lots of play facilities for the little ones (acrobatic course, zip line, mini-golf and paddling pool) and for adults petanque, ping-pong or volleyball, or just have a drink from the refreshment bar in the shade or simply laze...



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.



LOCAL TAXES

Taxe foncière: 214 EUR

NOTES

DESCRIPTION

From the front door you come into the entrance hallway (approx: 6m²) and on your left is the reception room (approx: 15m²) with a large window to the front and lovely parquet floor which appears to be in good condition. At the end of the hallway on the left is the kitchen (approx: 12m²) which has a window overlooking the back garden and, beyond the neighbours, fantastic views of the river valley. On the other side of the entrance hall are the two bedrooms, (both approx; 9m²) one with a window to the front and the other to the back.

The shower room (approx: 2.5m²) has a shower and basin and the WC is separate (approx: 1.5m²) and is between the shower room and the kitchen.

The lower ground floor consists of a double garage (approx: 25m²), a summer kitchen (approx. 17m²) with a sink, a store room (approx 8m²), a boiler room (approx; 12m²) which leads to the back of the chicken house.

In the garden are a huge number of fruit trees including apples, pears, peaches, nectarines, cherries and a large kiwi plant as well as grapes.

While the household waste water goes into the mains, there is also a tank which collects all the waste from the toilet. This will not conform to current standards and so some work will be required to bypass the septic tank and ensure that all the waste goes into the mains.

Information about risks to which this property...