

Open to offers. Detached four bedroomed house with one bedroom apartment, wrap around mature garden, garage.



INFORMATION

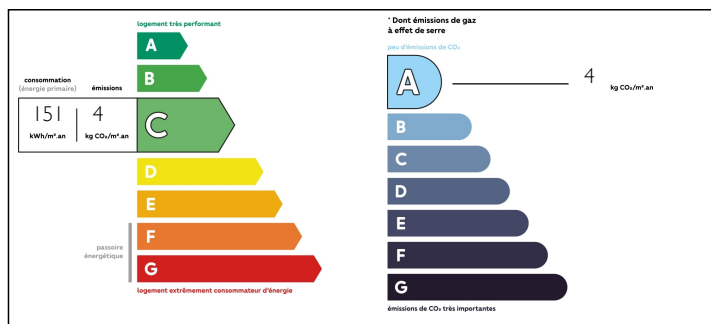
Town:	Valence-en-Poitou
Department:	Vienne
Bed:	5
Bath:	3
Floor:	186 m2
Plot Size:	7079 m2



IN BRIEF

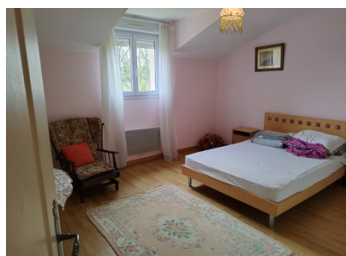
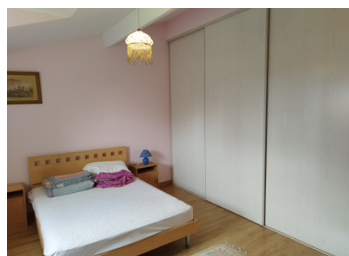
Built in 2004, this five bedroomed detached house offers underfloor heating, double glazing, mains drainage, double garage and space to expand in the lower level if needed. It sits central to its land and is very private, while being just 4 km from amenities. The village has a beautiful park and fishing lake and a bar / café..

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

Ground floor

Entrance 7m²

W.C. 2m² with wash hand basin

Cupboard 1m²

Passageway 1m²

Bedroom 11m² with fitted wardrobes and ensuite shower room and W.C. 4m²

Lounge 30m² with insert woodburning stove

Dining area 17m²

Kitchen 16m² fitted and equipped, door leading to annexe

Annexe : situated solely on the ground floor.

Living area with wood burning stove and corner fitted and equipped kitchen 22m²

Bedroom 11m² with ensuite shower room and W.C. 5m²

NOTES

1st floor(main house)

Landing 2m²

Bathroom 8m²

W.C. 2m²

Bedroom 13m²

Bedroom 16m² with fitted wardrobes

Bedroom 14m² with fitted wardrobes

Basement area 140m² which includes :

Office area 10m²

Large garage 60m²

Utility area 18m² with connections for the washing machine

Workshop 15m²

Cellar 6m²

Store room 27m²

Outside :

A wrap around mature garden with pond and secret garden

Couhé 4km for cafés and small supermarkets