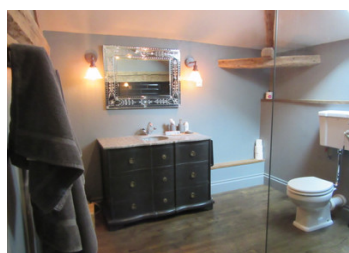
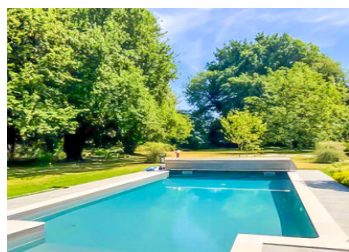


Offer accepted! Magnificent 6 bedroom country property including annexe and gite, barns, woodland and pool

EXCLUSIVE



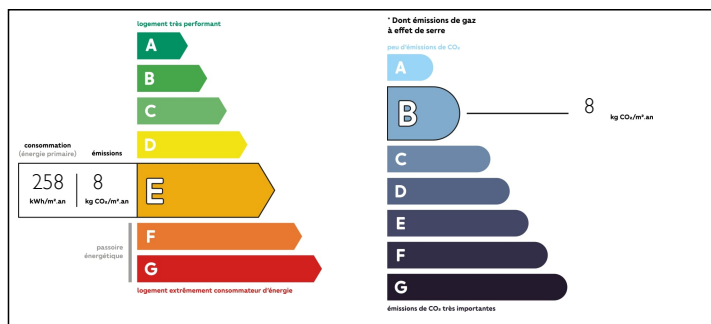
## INFORMATION

Town:	Brux
Department:	Vienne
Bed:	6
Bath:	4
Floor:	229 m2
Plot Size:	6800 m2

## IN BRIEF

This property is simply stunning, full of character and original charm. It has been carefully renovated retaining the period features. The main property is divided into 2 separate dwellings 4 bedrooms in main house and 1 bedroom in the annex. There is also a separate 1 bedroom gite. There are two large barns, large grounds with a wooded area. The heated in ground pool is stunning, surrounded by a large, stylish terrace area.

## 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: 1058 EUR**

## NOTES

## DESCRIPTION

### MAIN HOUSE - GROUND FLOOR

Entrance hall - charming hall, with flagstone floor and original sink with traditional bulls eye window.

Shower room - vintage style suite, with shower, basin and WC.

Kitchen - spacious and traditional kitchen with lovely fireplace and log burner.

Sitting room - impressive reception room, with flagstone floor, exposed beams and fireplace with log burner.

### FIRST FLOOR

Landing - attractive landing with storage area leads to:

Master bedroom - charming room, with exposed beams and plenty of character.

En-suite - spacious shower room, with large shower, basin and WC.

Bedroom 2 - tasteful double room with storage.

Bathroom - family bathroom with bath and overhead shower, basin and WC.

Bedroom 3 - nicely presented double bedroom with storage.

Bedroom 4 - currently a twin room, also nicely decorated.

### ANNEX - GROUND FLOOR

Entrance hall - providing access to main part of property and annex.

Kitchen/Diner - modern fitted kitchen.

### FIRST FLOOR

Bedroom 5 - attractive double bedroom with storage.

Shower room - shower, basin and WC.

### GITE - SINGLE STOREY

Kitchen-living room - cosy room with simple kitchen area.

Shower room - vintage style shower room with shower, basin and WC.

Bedroom 6 - charming double bedroom.