

Viewing recommended. Large village house with a "ready made gite," large garden and outbuildings.



INFORMATION

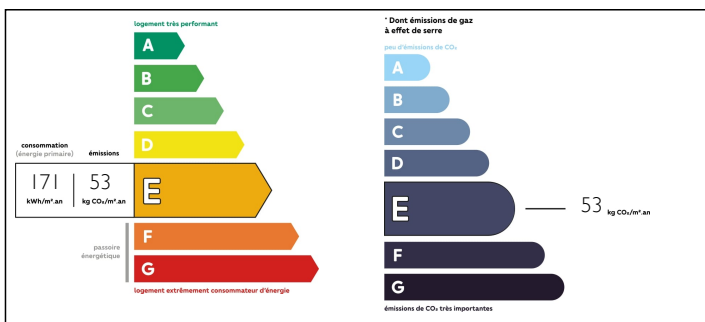
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| Town: | Mauprévoir |
| Department: | Vienne |
| Bed: | 4 |
| Bath: | 2 |
| Floor: | 172 m2 |
| Plot Size: | 1565 m2 |

IN BRIEF

This large house with a separate studio would be ideal for a large family or anyone looking for a gîte. Ideally situated in a village with amenities within walking distance. The main house comprises a large kitchen, a lounge/dining room (opening onto an outside balcony), 3 bedrooms, a shower room and a toilet. The basement comprises a garage, 2 rooms, a boiler room and a cellar. A conservatory opens onto the garden and the independent studio comprising a bedroom, bathroom, wc and a large open-plan room with kitchen area. There is a large garden with various fruit trees. There are a number of large outbuildings which could make a great workshop or additional parking spaces or animal pens. The house has double glazing, electric shutters (for the main house) and central heating throughout.



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.



NOTES

DESCRIPTION

Steps lead up to the entrance of the property. There is an entrance hall which leads off to the large dining kitchen with fitted cupboards, a gas hob and fitted cooker. There is a tiled floor.

On the other side of the entrance hall is the large living room/dining room with a lovely oak floor and double glazed French windows which lead you out on to a balcony. (There is a possibility to install a woodburn should you wish)

There is a bedroom off the hallway which has fitted wardrobes/cupboards and a wood flooring. There are views overlooking the garden at the back of the house.

A further bedroom again has a wooden flooring and a series of fitted cupboards

The bathroom contains a vanity sink unit, a shower cubicle and a series of fitted cupboards.

There is a separate wc.

The third bedroom again has fitted cupboard and a nice wooden flooring and views over the front of the property.

There is a door and stairs leading down to the sous sol. There is currently a chair lift from the sous sol to the first floor).

The garage has a sliding electric door and a number of windows and houses the fioul/oil tank.

Through the garage there is a further room which leads off to the boiler room which houses the boiler and water tank. There is a door which leads through to another small room, perfect for conversion into another room/workshop etc. There...