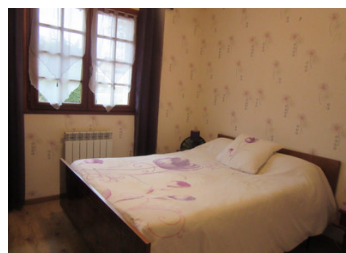


Lovely detached 3 bed riverside village property with large basement and attractive garden



INFORMATION

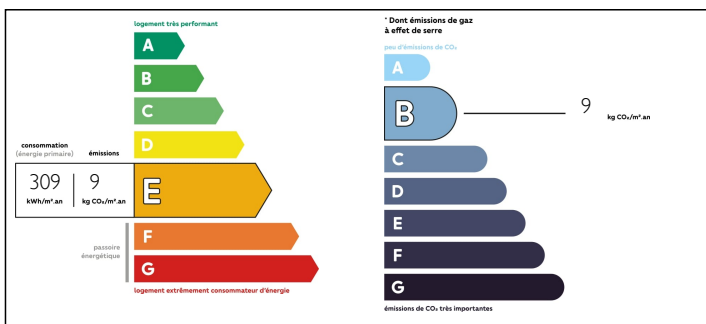
Town:	Château-Garnier
Department:	Vienne
Bed:	3
Bath:	1
Floor:	103 m2
Plot Size:	1577 m2



IN BRIEF

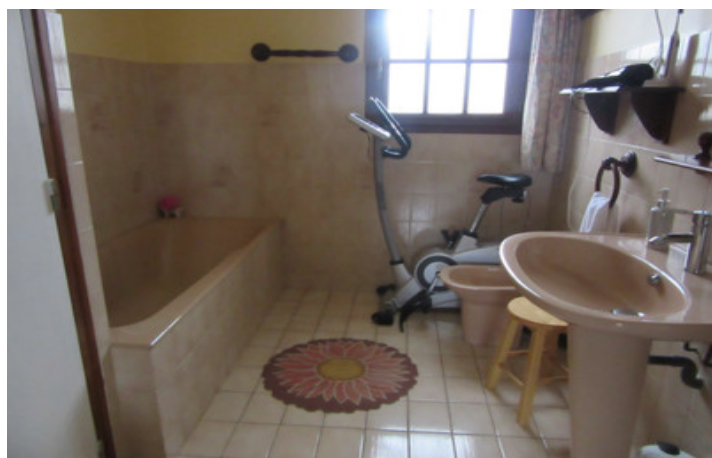
This well presented detached property has the living space on one level with a large basement/garage area below. Due to its elevated position; there are lovely views over the river valley, without the risk of flooding. The house is well maintained and comfortable and is within a short walk from the village amenities.

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 hall (6m²) - attractive and bright hallway.
 Sitting/dining room (37m²) - spacious and bright sitting/dining room with fireplace and insert. French windows lead out on to the balcony.
 Kitchen (12m²) - fitted cupboards, sink and plumbing for dishwasher.
 Possibility of removing stud wall to extend kitchen and create a more open plan living space. French windows lead out onto the attractive balcony.
 Three double bedrooms (approx 10m²) - nice bright rooms.
 Bathroom - with bath, basin and bidet.
 Separate WC

BASEMENT

Large basement area, consisting of storage/laundry area with sink and plumbing for washing machine and garage.

EXTERIOR

Lovely gravelled drive leads down to the back of the property and entrance to garage. The garden is terraced and divided into relatively low maintenance sections, with steps leading down to the riverbank. There are lovely views across the river valley and the fields beyond.

LOCATION

Situated a short stroll (approx 350 m) from the centre of the village with grocery shop/café/bread depot, primary school, medical centre, post office and fishing lake with picnic area and Pitch and Putt. There are fantastic walks available along the lanes surrounding this property. Approximately 14kms from the popular market town of Gencay, 39kms from the historical city of Poitiers with it's airport, train station and retail outlets. Alternative airport of Limoges is approx. 88kms away. The beautiful historic coastal town of La Rochelle is an easy 149kms drive.

NOTES