

4 bedroomed renovated family home nestled in the woods overlooking the river Vienne, 28Km from Poitiers airport.



INFORMATION

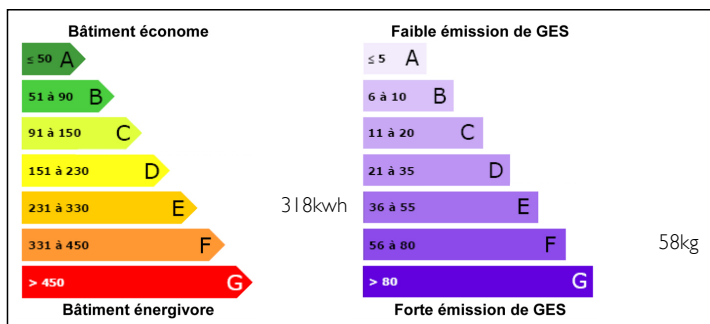
Town:	BONNEUIL MATOURS
Department:	Vienne
Bed:	4
Bath:	3
Floor:	179 m2
Plot Size:	2592 m2



IN BRIEF

This super family home has the potential for gite accommodation with its separate ground floor living space. The loft space has also already been converted. Set back from the road and high up on the wooded banks of the river, on the outskirts of the pretty town of Bonneuil Matours, this house is in a lovely location. The picturesque town of Bonneuil Matours, across the river, has a range of shops and restaurants, and even a beach so you can enjoy the cool river water in the summer months.

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

The driveway meanders its way up through the pretty garden to the house with a carport on the left.

Up the stairs to the large sunny terrace area you enter into the main part of the house. To the right is the fully fitted kitchen with double doors out to the terrace. To the left is the double reception room with central fireplace open on both sides again with double doors to the terrace. A first double bedroom leads off from here again with double doors out to the terrace. On this floor are also a second bedroom, a bathroom with bath and shower, and a separate loo.

Upstairs has been converted to create a beautiful lounge area, a double bedroom, a bathroom and dressing room. Plenty of Velux windows made this a lovely light and sunny area and the exposed beams give off plenty of charm.

Downstairs at ground floor, at the back of the house: a laundry room come kitchen, the boiler room, workshop, wine cellar and garage. To the front of the house is a self-contained living space, ideal for use as a gite or granny flat, with a huge living room with fitted kitchen area, a shower room with loo and a bedroom, all with double doors leading out to the garden.

The garden is well kept and full of mature trees, shrubs and birdsong. At the back of the house is another terraced area perfect for barbecues.

LOCAL TAXES

Taxe foncière: 839 EUR

Taxe habitation: 746 EUR

NOTES