

Charming 1 bedroomed village house + outbuildings in need of renovation, close to the river Vienne.

EXCLUSIVE

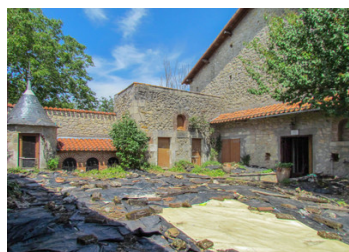


## INFORMATION

Town:	Mazerolles
Department:	Vienne
Bed:	1
Bath:	1
Floor:	47 m2
Plot Size:	299 m2

## IN BRIEF

Built in the 19th Century, this charming village house has bags of character and beautiful original features like the slate roofed pigeon coop. It also has a number of outbuildings and with some TLC, could be renovated to make a really lovely home. Lussac les Châteaux, just across the river, is a busy little town in the middle of the French country side. There is a lovely weekly market and the choice of bakers. There are also plenty of restaurants, two supermarkets, schools, a health centre and a railway station.



## ENERGY - DPE



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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: 120 EUR

## NOTES

## DESCRIPTION

A grand wrought iron gate invites you into the pretty courtyard garden (covered by a tarpaulin at present to keep the weeds at bay!). But you will be struck by the beauty of the fully restored slate roofed pigeon coop in front of you and amazed to see three fox pens (a vestige of the days when the French bourgeoisie still hunted foxes).

To your left there is a large barn come garage, another outbuilding which used to house animals, and what used to be used as a summer kitchen.

The house is to your right. A few steps lead you down into it and to the kitchen/dining room (13m<sup>2</sup>). The bedroom is to the left (20m<sup>2</sup>) and the sitting room with a fireplace to the right (15.67m<sup>2</sup>). The attic space (49m<sup>2</sup>) will of course enable you to increase the living space. As it stands, you have to come out of the house to access the shower room and loo.

All the roofs have already been fully renovated – the electrics have, at some point, been redone but would need to be brought up to date. Apart from the fireplace in the sitting room, there is no heating.

The courtyard garden used to be very pretty, with a lovely tree offering a shaded area, vestiges of pretty flower beds (I have seen old photographs where the beds each side of the house were heaving with beautiful flowers). There is even a little sunken circular tiled pond.

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Information about...