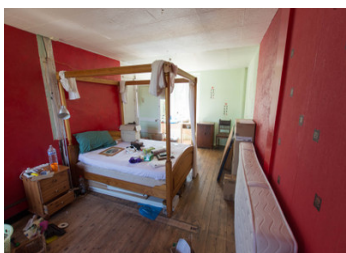


Family home with cottage to renovate



INFORMATION

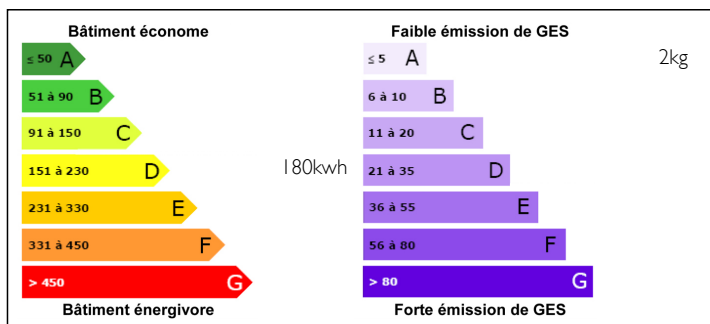
Town:	Luchapt
Department:	Vienne
Bed:	3
Bath:	2
Floor:	230 m2
Plot Size:	4950 m2



IN BRIEF

Large country house in a small hamlet near Luchapt. The house features on the ground floor: large sitting room, kitchen, utility room. Hallway and two shower rooms with wc. There are two staircases: one leads to a large bedroom/extra sitting room. The other (original) staircase leads to a landing extending the length of the house with three bedrooms.

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

Attached to one side of the house is a barn and a cottage. The cottage which has a footprint of about 100m<sup>2</sup> is a full renovation project, which would lend itself to creating guest quarters or one or two gites. In the grounds there is another smaller barn together with a bread oven.

The property is very private and enjoys wonderful views over the countryside. It is walking distance from Luchapt which has a depot de pain, café/grocery store and a weekly farmers' market. Luchapt is about a ten minute drive from L'Isle Jourdain. L'Isle Jourdain is a thriving market town on the River Vienne. The town has a good selection of shops, bars, restaurants and a supermarket. There is a municipal swimming pool and tennis courts.

In this part of the Vienne there are many marked footpaths which are popular with ramblers and the town is a good base for water based activities including fishing and canoeing. For the brave at heart one can even try bungee-jumping off the old railway viaduct.

The area is easily accessed via the international airports at Limoges and Poitiers (Ryanair and Flybe) or by TGV from London to Poitiers.

## NOTES