

Well renovated detached 4 bedroomed house with garden in hamlet



INFORMATION

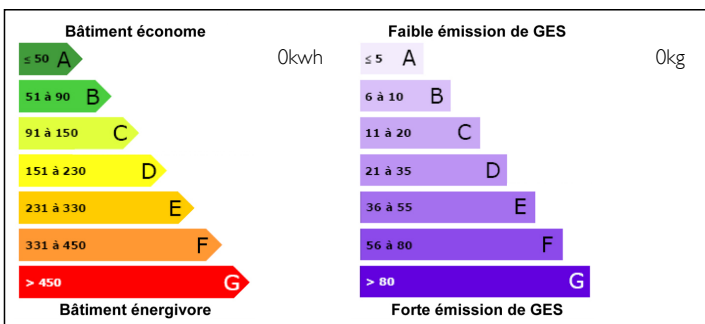
Town:	BRIGUEIL LE CHANTRE
Department:	Vienne
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	2675 m2

IN BRIEF

Ideally situated in a quiet hamlet this house has a lot to offer with a large family kitchen, two lounges, and an additional two rooms which could be renovated to provide very spacious living accommodation on the ground floor. Three bedrooms and a bathroom upstairs have all been decorated to a high standard.

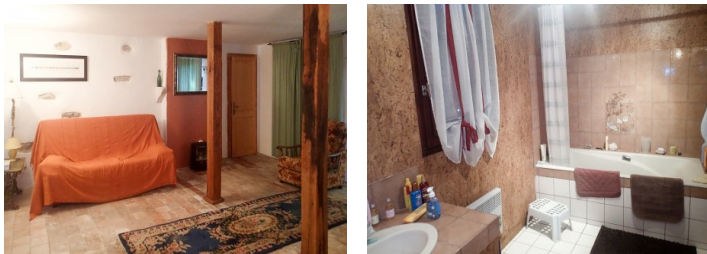


ENERGY - DPE



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

Once three cottages, there are several ways to get into the property. The cosy lounge features a lovely staircase and has an inviting wood burner. This room leads to a double bedroom, bathroom and separate toilet. The spacious kitchen/diner has fitted cupboards, a breakfast bar and patio doors to the garden. There is also a utility room/larder and a large cellar. The family lounge has patio doors to both the front and back gardens and is well lit. Through from here is what could be a workshop or an additional two rooms to be renovated.

The impressive and well made staircase leads to a lovely mezzanine walkway with feature beams, to the three tastefully decorated double bedrooms. One even has a walk-in wardrobe and plenty of room for storage. The shower room has a shower, toilet and basin.

The easily maintainable garden is a good size surrounding the house and features a well and a gated entrance with paved area for parking.

The area is ideal for walking, cycling, horse riding and fishing. The local village has a grocers store and La Trimouille at 6km has a bar/restaurant, pharmacy, grocers store and newsagents. Montmorillon, 17km away, has all amenities including bars and restaurants, supermarkets, cinema, and hospital.

Both Poitiers and Limoges airports are easily accessible as are road and TGV links to Paris and the UK.

LOCAL TAXES

Taxe foncière: 392 EUR

NOTES