

OFFERS CONSIDERED. Pretty house and separate gite for renovation, with beautiful garden and potager, plus land and views. In a hamlet near Civray



INFORMATION

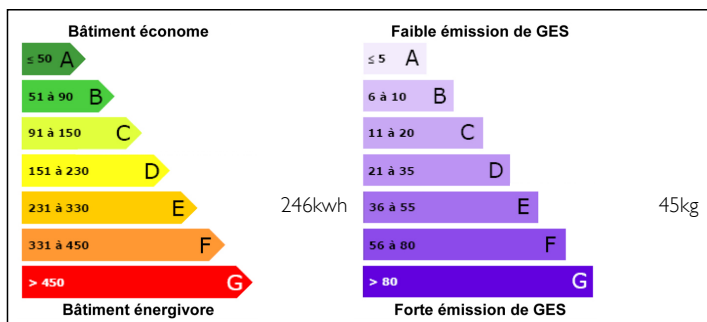
Town:	SAVIGNE
Department:	Vienne
Bed:	4
Bath:	1
Floor:	164 m2
Plot Size:	13908 m2

IN BRIEF

This traditional stone house is set in the most fabulous garden with views over farmland at the rear. Situated at the edge of the hamlet, with no passing traffic yet just a 5 minute drive to historic Civray and within walking distance of a renowned restaurant, next to the River Charente. Separate 2 bedroom gite for potential income. This requires some renovation both internally and externally.



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.



DESCRIPTION

A driveway leads to this pretty stone house that is fronted by a sun-trap of a terrace surrounded by balustrades. A grapevine runs along the house, that is abundant with grapes in the early autumn. There are two solid wood doors, one leading into the good sized square kitchen and the other into the living room. Upstairs there are two bedrooms and a nice bathroom.

Certainly it is the pretty garden that has the 'wow!' factor with specimen trees, seating areas, a pond, vegetable garden. There is also land large enough to keep horses, donkey or other animals, and outbuildings and barns with further conversion potential if desired. Plenty of room for a pool! The two bedroomed gite requires renovation, but could make lovely, private accommodation with rental potential or somewhere for family and friends to stay.

The house is double-glazed and centrally heated. The accommodation briefly comprises.

Large kitchen with original features such as smoking cupboard and 'oeil de boeuf' window that is typical in this area. Radiator and wood burner. 5.7m x 5.3m
Door to cupboard and downstairs WC/cloakroom
Lovely large archway through into good-sized living room with exposed stone walls and tiled floor. Radiator and Charentaise fireplace with wood-burning insert. 5.7 x 5.3
Spiral staircase off to first floor
Landing area and corridor leading to two double bedrooms (4 x 3.7m and 3.8 x 5.3m). One overlooks the countryside at the rear, the other has a large...

LOCAL TAXES

Taxe foncière: 310 EUR

NOTES