

Fabulous 5 bedroom village centre family house, light and airy, beautifully decorated and ready to move into. Fully renovated - nothing to do or to worry about.



INFORMATION

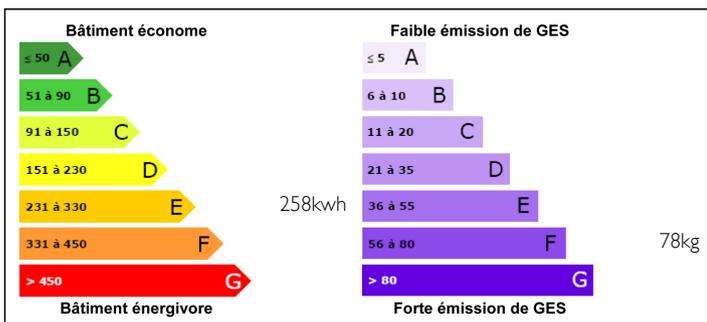
Town:	ST SAVIN
Department:	Vienne
Bed:	5
Bath:	3
Floor:	150 m2
Plot Size:	119 m2

IN BRIEF

This is an excellent buy, all work has been completed including new roof and electrics; therefore ideal as a low maintenance bolt-hole. The river Gartempe is less than 100m away and the beautiful riverside park with children's play area and picnic tables is perfect for those long summer days. The house is less than 4km from the town of St. Savin (a UNESCO World Heritage Site, the Abbey of Saint-Savin is an exceptional treasure) with banks, pharmacies, three good restaurants as well as bars and two fabulous bakeries (this is where I buy my croissants and cakes from!) There is also a large supermarket on the outskirts of St. Savin. The local airports of Poitiers (50km) and Limoges (90km) are both within a one hour drive and have regular flights to the UK throughout the year. The ferry port of Caen is less than a four hour drive away (370km).



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

On entering the house to your right from the hall is a large sitting room (28 m²) with a big open working fireplace. To the left of the hall is the kitchen (20 m²) leading to the dining room (9 m²) and from the kitchen is a shower room and toilet (has built in washing machine and dryer which are included in the price)

On the first floor as well as the large master bedroom (27 m²) with a big open working fireplace, there are two further bedrooms (14 m² and 8 m²) the first having an en-suite bathroom and the second having full height built in wardrobes.

On the top floor there are two further bedrooms of 9 m² and 12 m² the second having a multitude of exposed beams. There is also a separate shower room and toilet.

All the rooms have large windows or ceiling windows which make them bright and welcoming. The cellar (19 m²) contains the oil-fired heating system and the water heater and the garage (26 m²) both have power and plumbing for additional washing machines and other appliances if needed. Whether you want this as a permanent home or a holiday home I think it is exceptional value and will make someone's dream French escape come true.

NOTES