

Endless potential !!! 2 houses, a barn and outbuilding, a private courtyard and a gorgeous back garden.

## EXCLUSIVE



## INFORMATION

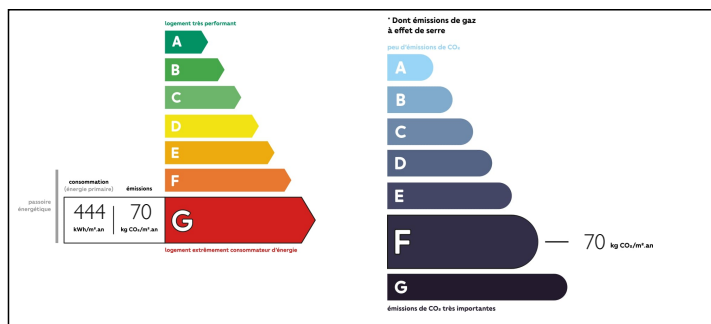
Town:	Payroux
Department:	Vienne
Bed:	2
Bath:	1
Floor:	100 m2
Plot Size:	955 m2

## IN BRIEF

This is the perfect opportunity for you to have not just one house but two. There is lots of potential to create further accommodation/storage rooms/workshops or whatever you need in the outbuildings and barn. There is gas (cylinder) central heating, two wells and a very picturesque large back garden. The first house consists of a bathroom, one large room and a large bedroom. The second house is larger having a large kitchen/living area, a small storage area with wc, and a bedroom on the ground floor. There is another large bedroom on the first floor. The ensemble of buildings are south facing and benefit from a private courtyard space which would be perfect for outdoor dining..... Situated in a small hamlet not far from local amenities.

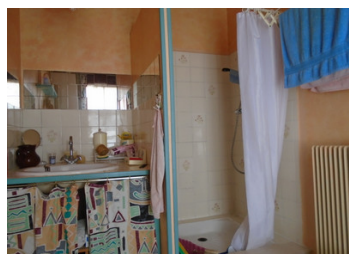


## ENERGY - DPE



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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

On arrival at the property to the left is:-

House 1 - one storey

Bathroom - a spacious shower room with wc, vanity unit and a shower unit. There is a tiled floor and part tiled walls. There is a door leading to the outside. (approx 5m2)

Living room - leading from the bathroom is a large room with a corner fireplace perfect for adding that wood-burner. It is large enough to make an open plan living dining area if you wished. The floor is tiled and there is a window facing out onto the courtyard. (approx 15m2)

Bedroom - Going through another door leads you to a good sized bedroom (approx 15m2) with feature tiled flooring and large window overlooking the courtyard.

House 2:-

Ground floor.

Kitchen/Living room - On entering the house you are in the large kitchen/dining room with a sink and units. There is a chimney with a wood-burning fire. The floor is tiled and there is a fabulous view from the window down the garden. (approx 24m2)

Storage area - Leading on from the kitchen/living room there is a storage area with a wc and stairs to an attic bedroom. (approx 10m2)

Bedroom - There is a good sized bedroom with French doors leading out onto the courtyard (approx 10m2).

First floor

Bedroom 2 - There is a good sized first floor bedroom with...

## NOTES