

Character 4 bedroom property with barn in rural village, within striking distance to town with amenities



EXCLUSIVE

INFORMATION

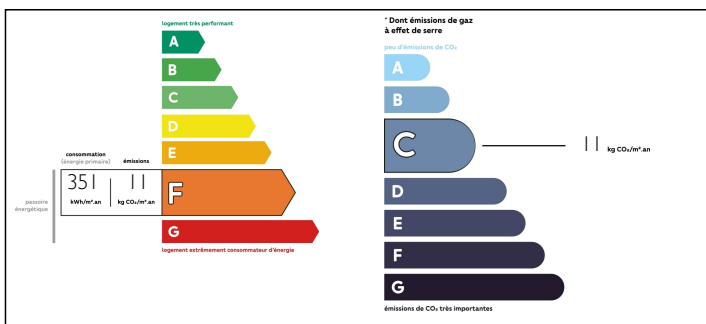
Town:	Champniers
Department:	Vienne
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	382 m2

IN BRIEF

Situated in a charming little hamlet, this beautiful property, bursting with character, can't fail to impress. Exposed stone walls and modern interior create the perfect mix of the old and the new. The garden is south-east facing, has a covered sitting area and is easy to maintain. Only 10 minutes driving to Civray with bars, restaurants, shops and supermarket. The owner is in the process of buying a barn attached to the property. This will be completed before the sale of the house.



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

Ground Floor:

Living room : 36 m²

Kitchen : 34 m²

Side kitchen 6 m²

Downstairs shower room with toilet

First floor

Bedroom 1 : 15 m²

Bedroom 2 : 14 m²

Bedroom 3 : 14,5 m²

Bathroom 10 m²

Second floor

Bedroom 4 : 10 M²

Barn of about 50 m²

LOCAL TAXES

Taxe foncière: 437 EUR

NOTES