

Tastefully renovated 5 bedroomed village property, with attractive garden and large outbuilding

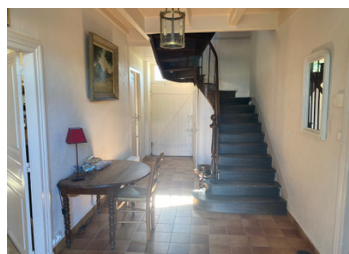


## INFORMATION

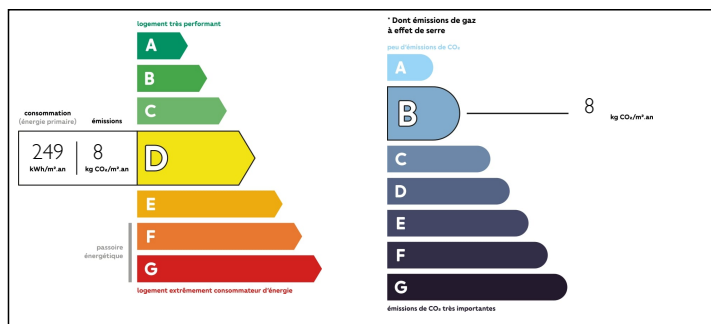
Town:	Château-Garnier
Department:	Vienne
Bed:	5
Bath:	3
Floor:	216 m2
Plot Size:	1043 m2

## IN BRIEF

This is simply a stunning property. It has been renovated to a high standard, retaining the original character. The rooms are spacious and bright. Situated in a quiet village with amenities.



## 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.



## NOTES

## DESCRIPTION

### GROUND FLOOR

Entrance hall - an impressive entrance with beautiful staircase. Doors leading to cellar and back garden. WC.

Kitchen/diner - simple kitchen, with sink and chimney.

Utility room - located off the kitchen.

Sitting room - elegant reception room with fireplace and log burner.

### FIRST FLOOR

Master bedroom - impressive, spacious room with lovely wooden floor and exposed beams.

Bedroom 2/study - single room, could also be a dressing room or study.

Bedroom 3 - attractive double bedroom.

Two modern shower rooms with WC.

### SECOND FLOOR

Bedroom 4 - stunning, bright room with beautiful exposed beams.

Dressing - good sized dressing room.

Bedroom 5 - lovely double room with exposed beams.

Nicely renovated shower room and WC.

### ADDITIONAL FEATURES

Cellar - accessed internally and externally.

Garage - large garage to the side of the property with sink and large attic space above which could be converted to create additional living accommodation.

Large, detached outbuilding which requires some refurbishment.

### EXTERNALLY

There is an attractive courtyard to the front of the property. The garden is to the rear along with a beautiful terrace with bread oven. The garden is relatively low maintenance.

### LOCATION

Situated in the centre of the village with grocery