

Three/four bedroom farmhouse with outbuildings near Sammarcolles 360 DEGREE VIRTUAL TOUR AVAILABLE

EXCLUSIVE



INFORMATION

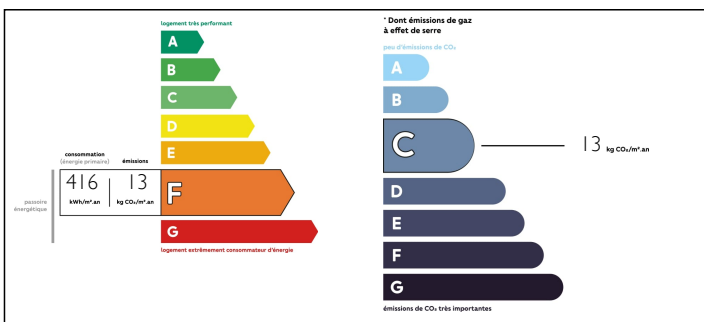
Town:	Sammarcolles
Department:	Vienne
Bed:	3
Bath:	2
Floor:	176 m ²
Plot Size:	3197 m ²

IN BRIEF

Beautifully renovated, this three/four bedroom farmhouse in a peaceful hamlet near the village of Sammarcolles has numerous outbuildings with the potential to be developed to create further living space.



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

Entering the courtyard, the house is to your right. From a terrace, you enter directly into the kitchen (29m²) with wood burning stove. There is a door to the rear courtyard garden. To the right, is a living room (31m²) with tiled floor, cupboards and wood burning stove. There is a door and window to the terrace and double door to the rear courtyard garden. To the left of the kitchen, off a small hallway (3m²) is a smaller living room (14m²) with window to the rear courtyard garden. To the right is a utility room (9m²) with an adjoining shower room (2m²) with shower and WC. Under the stone staircase which leads from the hallway to the first floor is a pantry. On the first floor off a landing (3m²) are two bedrooms (15m² and 11m²) one with a fireplace and both with views over the fields. A doorway in the centre of the landing takes you to a room (21m²) used as an occasional bedroom which has a staircase to the attic above and from this room, you can access the bathroom (8.5m²) with clawfoot bath, sink and WC and the master bedroom (24m²) which has a dressing room (3m²) and ensuite shower room (3m²) with shower, sink and WC. Outside, from the terrace, you can access a room (27m²) with an attic above. There is also a small garage, accessed from the road. To the right and connected to the house...

LOCAL TAXES

Taxe foncière:

564 EUR

NOTES