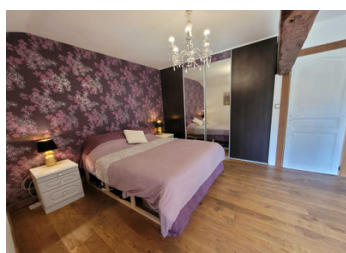


A fantastic detached hamlet house with 4/5 bedrooms over 2 floors - One of the floors could be an ideal gite



## INFORMATION

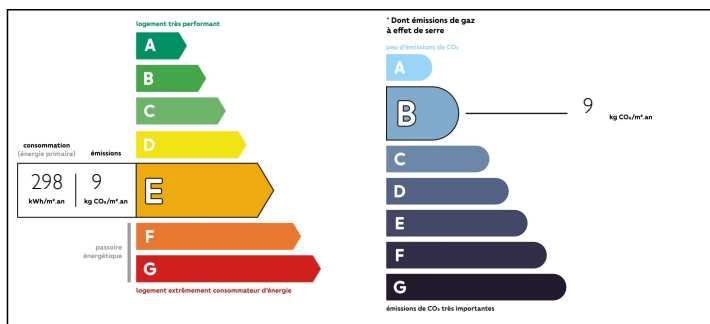
Town:	Moulismes
Department:	Vienne
Bed:	5
Bath:	4
Floor:	189 m2
Plot Size:	6150 m2



## IN BRIEF

Situated in a quiet hamlet this detached house would make an ideal family home or a possible business - gite / B&B - pretty wrap around garden with a winding driveway to access 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

Enter through double gates onto a large sweeping drive towards the rear of the house

Entry to the first floor is either from the steps to the terrace or via a side entrance

Large first floor terrace - ideal for sitting out on those long summer days overlooking the large garden

Door to living room, dining room kitchen 5.1m x 10.6m

Door to hallway

Bedroom 3.4m x 4m with ensuite bathroom 2m x 1.7m and built-in wardrobes

Bedroom / office 3.5m x 3.1m

Bedroom 4m x 1.9m

Shower room

Door to stairs leading to the ground floor

## LOCAL TAXES

**Taxe foncière: 302 EUR**

## NOTES

Separate entrance to the accommodation

Living / dining room 5.8m x 5.1m with built in wood burner

Door to Bedroom 1 4.5m x 4m with ensuite bathroom 1.25m x 2.5m

Door from living room to kitchen - to finish

Hallway to bedroom 2 3.4m x 3.1m and another bathroom 2.2m x 3m

There is an attached workshop 5.9m x 5.6m

2 x office area rooms 2m x 3.3m and 2.5m x 1.7m

Utility Room 1.8m x 1.3m

Outside there is an old pigsty that has three rooms all with electric

3.5m x 2.7m; 3.7m x 2.7m and 3m x 2.7m

Another small shed

Pretty garden - mainly laid to lawn with fruit trees, a small pond, vegetable garden

Double glazing throughout (with the exception of one window)

Mains Drains

Heating is mainly electric with a wood burning stove