

Pretty stone cottage with 2 en suite bedrooms, attractive courtyard garden and lovely conservatory

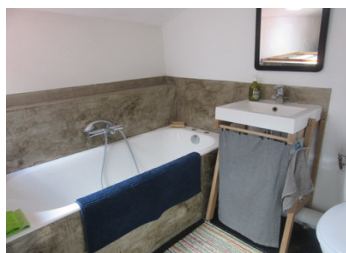


INFORMATION

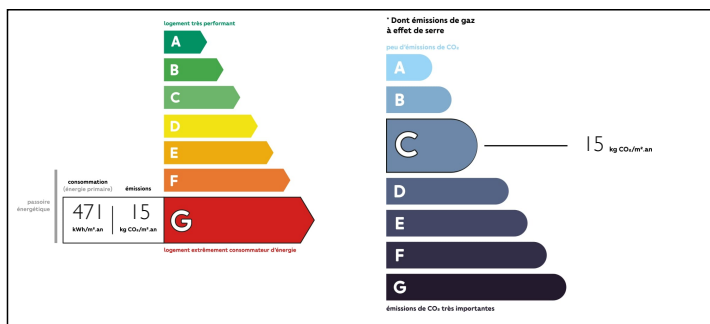
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|-------------|--------|
| Town: | Civray |
| Department: | Vienne |
| Bed: | 2 |
| Bath: | 2 |
| Floor: | 79 m2 |
| Plot Size: | 145 m2 |

IN BRIEF

This attractive semi-detached stone cottage is very appealing and full of character. The exposed stonework and beams add to its charm and the well maintained courtyard garden is a delight. Within walking distance of the centre of the popular market town of Civray.



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

Kitchen - lovely bright kitchen, with hob, plumbing for dishwasher and washing machine and large storage cupboards to the rear.

Sitting room - cosy room with exposed beams and feature fireplace.

WC and basin.

Conservatory - lovely conservatory of approximately 14m², providing additional space for enjoying the garden.

FIRST FLOOR

Master Bedroom with en-suite shower room - lovely double room with stylish shower room, large basin and WC.

Bedroom 2 with en-suite bathroom - attractive double bedroom with exposed stonework and beams. En-suite has bath, basin and WC.

EXTERIOR

The property has a small garden to the front and a lovely courtyard garden to the rear. The courtyard has a lovely terraced area, surrounded by pretty flower beds. There is also a garden shed.

BENEFITS

Perfect 'lock up and leave' holiday home. Attractive cottage. Walking distance to popular market town. Low maintenance garden. Character property.

LOCATION

The property is situated in a quiet road approximately 550m walk from the centre of the popular town of Civray. Civray offers a twice weekly market, a wide range of shops, banks, bar/restaurants and also has a cinema which shows films in both English and French and a lovely swimming pool (heated indoor and outdoor pools and sauna). The historic city of Poitiers is 55kms away, offering large retail outlets, independent shops, train station and airport. The alternative airport of Limoges is a 89kms drive. The coast and the beautiful historic harbour of La Rochelle is 129kms...

LOCAL TAXES

Taxe foncière: **635 EUR**

NOTES