

## Attractive 3 bedroom hamlet property with annex, barn, outbuildings and garden



## INFORMATION

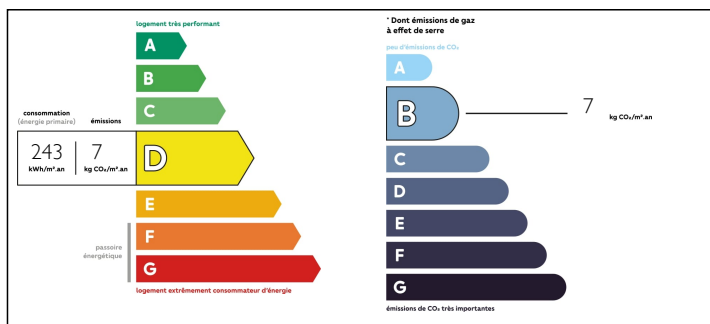
Town:	Champniers
Department:	Vienne
Bed:	3
Bath:	2
Floor:	203 m2
Plot Size:	1130 m2

## IN BRIEF

This lovely stone property is a comfortable family home, with an annex, outbuildings and good sized garden in a quiet hamlet.



## 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

### MAIN HOUSE - GROUND FLOOR

Kitchen/diner (35m<sup>2</sup>) - spacious and attractive room with traditional units and central island, full of charm and original features

Sitting room (32m<sup>2</sup>) - lots of character with attractive fireplace and exposed beams.

Seperate WC

Shower room (7m<sup>2</sup>) - double basin and shower.

Entrance hall - accessed from back door with stairs leading to first floor. Area has been plastered ready for finishing and would be ideal for a utility room.

### FIRST FLOOR

Shower Room (4m<sup>2</sup>) - WC, basin and shower

Bedroom 1 (30m<sup>2</sup>) - large double bedroom, which includes a seperate dressing area, and has exposed beams and stone work.

Bedroom 2 (13m<sup>2</sup>) - Currently used as a study but could accommodate a double bed

Bedroom 3 (15m<sup>2</sup>) - double room, overlooking garden.

### ANNEX - GROUND FLOOR

There is a seperate annex (30m<sup>2</sup>) accessible from the front of the property.

Storage area - large enough to install a shower room and WC.

Sitting room - bright space with stairs leading to a first floor mezzanine.

Kitchen - modern, fitted kitchen with integrated hob and oven.

### EXTERIOR

Garden on 3 sides, including a large attached stone barn with covered eating area to the rear. Various stone outbuildings. Terraced area, with bar and small pond.

The garden overlooks the large village pond, which is owned by the commune. This is a lovely feature and is maintained by the commune.