

Immaculate 3 bedroomed property, with attractive garden on the outskirts of popular market town



## INFORMATION

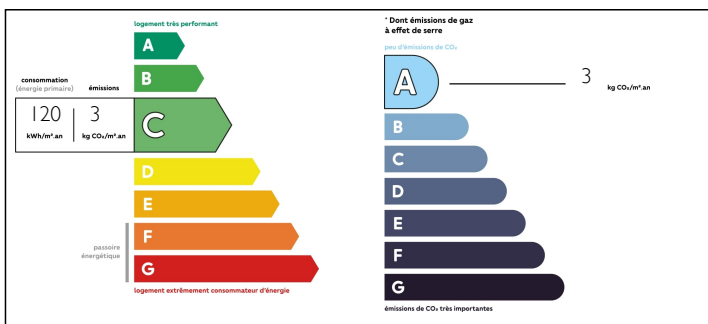
Town:	Saint-Pierre-d'Exideuil
Department:	Vienne
Bed:	3
Bath:	2
Floor:	136 m2
Plot Size:	2925 m2

## IN BRIEF

This property is simply stunning throughout, extremely comfortable and well decorated. The basement has been tastefully renovated, and could easily be a self contained annex. The outside space is also lovely, a good size garden with a large balcony and terrace for relaxing and entertaining.



## 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

Sitting room - bright and spacious room with patio doors leading out onto garden.

Study - central room with stairs to first floor.

Pantry - handy storage space with hand basin and water softener.

Utility - modern fitted cabinets with sink and plumbing for washing machine. Potential 2nd kitchen for guest annex.

Shower room with WC - modern shower room with shower, basin and WC.

Bedroom - attractive double bedroom with views onto garden

### FIRST FLOOR

Entrance hall - bright and welcoming with built in storage.

Kitchen/diner/sitting room - stunning L shaped room with two sets of french windows leading out onto balcony. The kitchen is bright and contemporary with integrated appliances. The dining area is lovely, and makes a lovely sociable area. A modern log burner has a central position so can be enjoyed from both sides of the room

Shower room - attractive large Italian shower, basin and WC.

Bedroom 2 and 3 - both tastefully decorated and comfortable double rooms.

### EXTERIOR

The garden is mainly laid to lawn, with mature shrubs and trees making it an attractive space to enjoy and relax. A large terrace to the side is perfect for entertaining.

Large driveway offering plenty of parking.

### LOCATION

Located on the outskirts of the popular market town of Civray (2.2kms from the centre), with fields to the side. Civray offers a twice weekly market, various bars/restaurants, shops, supermarkets, heated swimming pool (outdoor and indoor) with sauna and even a cinema with films in...