

Detached 4 bedroomed stone house, with 3 gites, pool, games room, triple garage and gardens

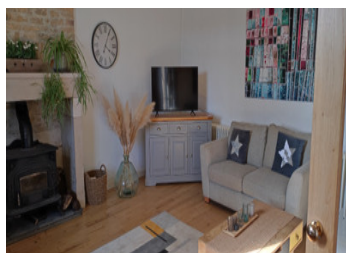


INFORMATION

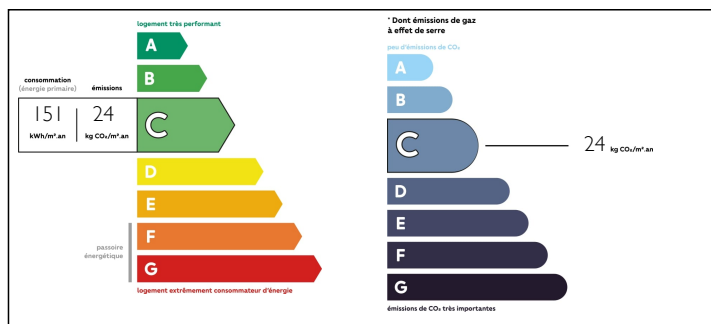
Town:	Brux
Department:	Vienne
Bed:	9
Bath:	9
Floor:	404 m2
Plot Size:	12690 m2

IN BRIEF

Detached stone four bedroomed house with an up and running business of three gites. The gites come fully furnished and equipped so business can continue from day 1. There is also a well equipped gym for those that like to keep fit while away, a games room containing table tennis and air hockey and a TV room with DVD's, board game and toys for the younger children. Outside a pétanque area and outdoor chess set to while away time when not in the pool. Situated in the south of the Vienne, the countryside is ideal for walking and cycling and very popular location for tourists with plenty of things to do within an hour or less travelling.



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.



LOCAL TAXES

Taxe foncière: 2094 EUR

NOTES

DESCRIPTION

Entrance 12m²

Lounge 24m² with woodburning stove

Office 9m²

Boiler room 10m² housing both boilers for the house and the gites, the oil tank and connections for the washing machine

W.C. 1m²

Dining room 17m² with wood burning stove

Kitchen 16m² fitted and equipped with american fridge freezer, integrated freezer, dishwasher, range cooker, induction hob, twin extractor hoods and wine fridge

Rear entrance / conservatory 7m²

Upstairs :

Landing 16m²

Bedroom 16m² with ensuite shower room and WC 3m²

Bedroom 15m² with ensuite shower room and WC 3m²

Bedroom 18m² with ensuite shower room and WC 3m²

Bedroom 22m² with ensuite bathroom 8m² (corner bath, walk-in shower, twin wash basins and WC) and dressing room 4m²

Outside :

Garage 48m² and on the first floor a room 48m²

Workshop 24m²

Gite Roquefort :

Open plan living space with fitted and equipped kitchen 34m²

Upstairs :

Landing 0,8m²

Bedroom with ensuite shower room and WC 17,2m²

Bedroom with ensuite shower room and WC 16,1m²