LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A15951 Price: 204 120 EUR

agency fees to be paid by the seller

Big price drop to 204,120 EUR contact us for details! Beautiful 4 bed villa in quiet Vienne countryside.















INFORMATION

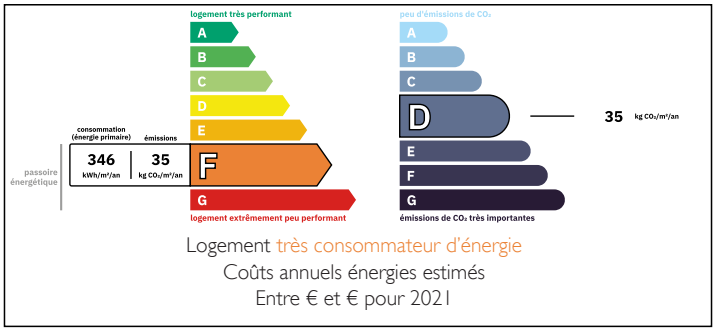
Town:	Liglet
Department:	Vienne
Bed:	6
Bath:	2
Floor:	209 m2
Plot Size:	16488 m2

IN BRIEF

Built by Parisians as a holiday retreat in the Vienne countryside, this property offers indoor-outdoor living at its finest. With the river Benaize runnng nearby, the property features six bedrooms in total and a garden with mature trees that leads directly down to the riverbank below. It is the perfect home for nature lovers looking for a tranquil country escape, privacy, and wonderful spaces in which to relax and entertain.

The property is situated on a quiet, minor road via entrance gates. A small lane a few metres away leads to four additional parcels of land currently in use as pasture for horses as well as a crossing point for the Benaize. A gravel drive leads to the main house in front and the gite to the left. The gardens are on all sides...

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre € et € pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A15951 Price: 204 120 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**349 EUR**
Taxe habitation:	**617 EUR**

NOTES

DESCRIPTION

The property has been well maintained and has a gas central heating system which was installed 4 years ago. In the main house an entrance hallway with original floor tiles and oak staircase leads to the 16m2 kitchen, fitted with high quality wood units and built-in oven, dishwasher and microwave. The dining/sitting room runs the length of the main house and has retained the original four sets of french doors leading out to a generous terrace to the rear and side. A second sitting room or library/study is on the ground floor and features an original marble fireplace as well as a double glazing and a parquet floor.

On the first floor there is a spacious landing and four generously-sized bedrooms, a bathroom and separate WC.

Adjacent to the main house is a completely renovated cottage or gite, which has a 25m2 sitting/dining room with original beams and french windows, which lead out to the terrace and garden. There's a galley kitchen with a cooker and fridge as well as a utility room with a WC. Upstairs there is a main bedroom with fitted wardrobes, a second bedroom and a shower room. There is double glazing throughout.

The garden has many mature deciduous and coniferous trees, and stone steps featuring the white ironwork railings. These lead down to the lower terraces and the riverbank. Adjacent to the house are wood stables for six horses and ample...