

Gorgeous single storey 3 bed cottage with attached garden, terrace and stunning lake views

EXCLUSIVE



## INFORMATION

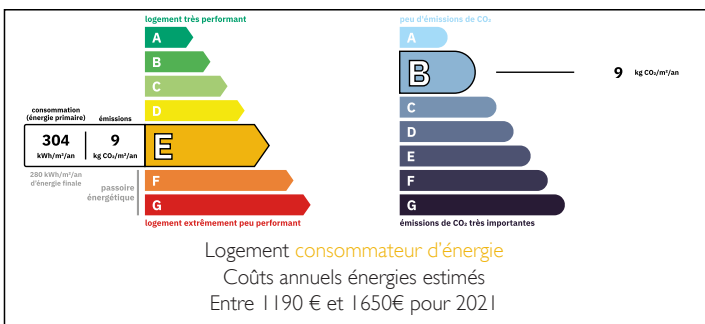
Town:	Asnières-sur-Blour
Department:	Vienne
Bed:	3
Bath:	1
Floor:	117 m2
Plot Size:	783 m2

## IN BRIEF

**\*\*Under offer\*\*** A beautifully renovated property inside, over one level with 3 good sized bedrooms, eye-catching living room with exposed beams and feature fireplace as well as the large bright kitchen/dining room.

The raised terrace at the front of the house is the perfect location to enjoy a cool drink whilst enjoying the stunning views of the surrounding countryside and neighbouring lake. With an attached rear garden laid to lawn with various fruit trees and a small stone outbuilding perfect for storing bicycles.

## 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

Located in a small hamlet with one attached neighbour this lovely stone property has been thoughtfully renovated inside over the years by the current owners.

The front terrace leads into the cheerful kitchen with fitted units, wood work surfaces and space for a table and chairs.

Bedroom number 1 is located off the kitchen at the front of the property.

The bathroom, with laundry area, is found in the centre of the property with wc, sink and tiled shower cubicle.

The stunning living room (50m<sup>2</sup>) is a breath-taking room with high ceilings, exposed beams, velux window, fireplace with Godin woodburner and wood floors. There are also patio doors leading out towards the garden and outbuilding.

The 2 further bedrooms lead directly from the lounge and are both a good size (13m<sup>2</sup> & 12.9m<sup>2</sup>)

The house is double glazed throughout, the septic tank does not conform to new regulations.

Located in a beautiful hamlet with delightful views over the surrounding countryside the larger towns of L'Isle Jourdain and Confolens are approximately 20 minutes away for all your amenities.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES