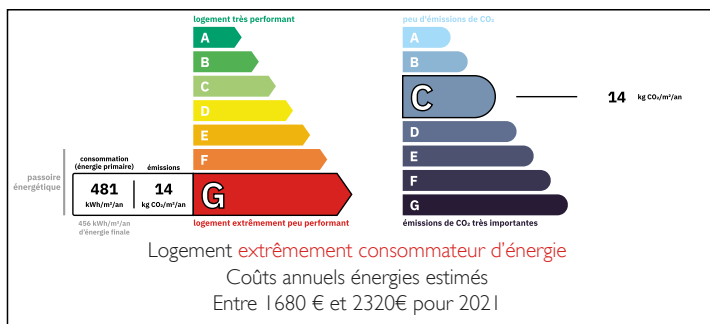


Project property with new roof. Come and finish this cute cottage with enclosed terraces, barns and land

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Payroux
Department:	Vienne
Bed:	3
Bath:	1
Floor:	111 m2
Plot Size:	2145 m2

IN BRIEF

This cute cottage is perfect for anyone wanting a renovation project. There is a house with an private enclosed garden with terraces and a vegetable patch, 3 barns, 2 outbuildings and 2 plots of non attached land on offer here!.

Some renovation works has been started but this project offers you the potential to put your own stamp on it!

There is a nice modern fitted kitchen with a woodburning fire, a dining room with French windows leading out on to a terrace, a living room. On the first floor there are three bedrooms and a shower room.

There is an enclosed garden with terraces, a vegetable patch and well, outbuildings and barns. In addition there are 2 separate plots of land which could offer additional parking/motorhome/caravan.

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

In further detail

Terraced front garden leading to

Kitchen - 5.368m x 4.072m approx

The kitchen has been much improved with a range of modern fitted units, tiled walls with space for a large dining table. There is a wood burning fire, and a traditional paved flooring and windows opening looking on to the front courtyard.

Dining room - 5.346m x 2.61m approx

This space would make an ideal formal dining room with a range of fitted cupboards at the far end of the room and French windows leading out on to a nice sunny terrace.

Living Room - 6.301m x 3.549m approx

A nice oak flooring has been laid and some cladding to the walls has been started..... There is an understairs storage cupboard.

Stairs leading to the first floor

Landing - 5.15m x 1.48m approx
leading off to

Bedroom 1 - 5.178m x 3.194m approx
With recessed wardrobe

Bedroom 2 - 2.935m x 3.842m approx

Bedroom 3 - 3.166m x 3.930m approx

Access to the barns from the house

Barn 1 - 5.688m x 3.747m approx
Doors and windows to enclosed garden

Barn 2 - 4.95m x 3.730m approx
Doors and windows to enclosed garden

Internal room 8.00m x 3.073m approx leading to