

Beautiful little 2 bedroomed house with large garden over the road in this sought after village

EXCLUSIVE



INFORMATION

Town:	Queaux
Department:	Vienne
Bed:	2
Bath:	1
Floor:	49 m2
Plot Size:	819 m2

IN BRIEF

This pretty, traditional house could provide an Ideal holiday or permanent home for a couple or small family. It is situated in the centre of the sought-after village of Queaux which has a variety of cafés and bars, a bread machine, garage, hairdresser, art gallery, and an active and fun artistic community.

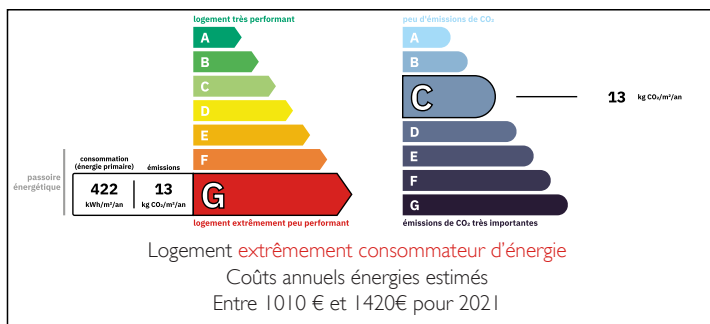
The village is easy to reach - the nearest railway station is at Lussac-les-Châteaux, just 11 km away. The nearest international airports are at Poitiers (45km) and Limoges (76km)

The nearest hospital is in Montmorillon (23km) and there is a larger hospital in Poitiers (38km)

The house has a lovely sunny sitting room on the ground floor and two bedrooms on the first floor, although you have to walk through one to get to the other, as well as a newly refurbished shower room incorporating a shower, basin...



ENERGY - DPE



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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

Step in through the glazed front door to find yourself in a large living room (28m²) with dining area and the kitchen area (approx. 8m²) at the far end. There is a wood-burning fire in the chimney piece and a large corner cupboard which as well as providing storage, adds beauty and character.

Up the stairs you arrive in the first bedroom (approx. 9m²) benefitting from a skylight and lovely exposed beams. Beyond this room is a small passageway leading to the second bedroom (approx. 11.5m²) overlooking the garden. The shower room is off to the right (just over 3m²) which has a shower, basin and toilet. There is also a walk-in cupboard here (approx. 1.2m²) providing an excellent additional storage space.

The pièce de résistance is the glorious garden (777m²) ideal for enjoying the sunshine and especially outdoor dining and entertaining, with views down towards the river and a good variety of fruit trees.

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

LOCAL TAXES

Taxe foncière: 119 EUR

NOTES