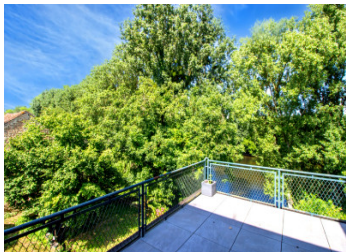


Family house (4 bed) set back but in the heart of the village with direct access to the river from the garden.



INFORMATION

Town:	Ingrandes
Department:	Vienne
Bed:	4
Bath:	2
Floor:	163 m2
Plot Size:	750 m2



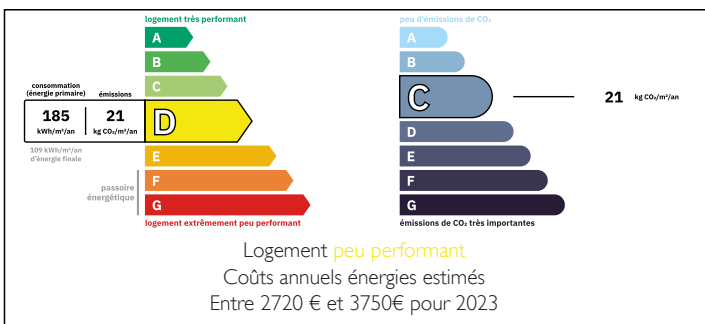
IN BRIEF

This beautiful house is perfect for a family, with 4 (or 5) bedrooms, including one on the ground floor if needed, a garden going down to the river, 2 bathrooms, a garage, roof terrace, and stunning interconnecting living and dining areas with views over the river. There is plenty of room for working from home and the availability of fibre optic internet makes this a practical option. Original flooring and several fireplaces add character to this house, which overlooks the village church to the front and the river behind.

The village itself offers all the usual services including schools from infant to secondary, doctor, dentist, pharmacy, post office, library, etc.

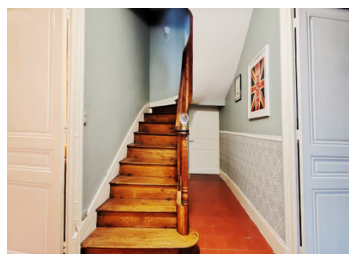
Less than 10 minutes by car from Châtelleraut, where you will find a wider selection of shops, supermarkets, hospital, higher education establishments, bars, restaurants, cinema and theatre, not to mention...

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: 1 500 EUR

NOTES

DESCRIPTION

Situated halfway along a no-through road just set back from the main part of the village, you can either park in the garage or just outside on the road (it's all free).

Entering the house itself, the tiled entrance hall (9m²) houses the original wooden staircase, whilst a door to the right leads to a second living room, which could also be used as an office or ground floor bedroom (18m²) with fireplace and beautiful wooden floor, the window overlooking the paved area and the church out the front. Back in the hall and on the opposite side a doorway leads to the kitchen (15m²), tiled in the same tiles as the entrance hall. At the rear of the kitchen, glazed doors open onto the dual-aspect dining room (tiled - 17m²), which is positively bathed in light and enjoys views over the river and garden. Twin bifold glazed doors on the third side of the dining room open onto the spacious yet comfortable living room (21m²) with a gorgeous parquet floor and two more windows facing the river, between which is an open fireplace.

Heading upstairs, a half-landing to the rear of the property offers access to the master bedroom (18m²) benefiting from built-in cupboards plus an ensuite bathroom (9.5m²) featuring a full-sized bath, bidet, washbasin and WC with privacy cubicle. The icing on the cake - a 16.5m² roof terrace perfect for watching the sun set over the river!

Back up the stairs towards the front...