

Beautiful traditional stone cottage in South Vienne.



## INFORMATION

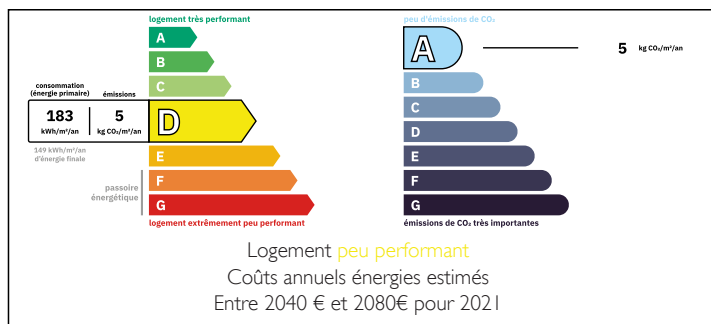
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|-------------|-------------------|
| Town:       | La Chapelle-Bâton |
| Department: | Vienne            |
| Bed:        | 3                 |
| Bath:       | 2                 |
| Floor:      | 175 m2            |
| Plot Size:  | 423 m2            |

## IN BRIEF

A picture perfect typical French stone country house.



## 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: 429 EUR

## NOTES

## DESCRIPTION

A double iron gate leads on to the front garden/driveway which is laid to gravel with plenty of space for parking.

This beautiful cottage has traditional blue volets framed by a creeping grape vine and planted borders.

The double width glazed front door leads on to a bright and spacious hallway featuring original beams and a wooden staircase to the upper floor, a WC, doorway to the sitting room and doorway to the kitchen/diner. Through the glazed door to the kitchen diner, a huge space (28.6 square metres). There is a beamed ceiling and tiled floor. A glazed door to the front of the house and window also to the front. There is an original stone fireplace with a new pellet burner. The kitchen is fitted with a wall and base cupboards.

A glazed door leads to the spacious back hallway which could be repurposed as a utility/boot room. Off the hallway is a shower room with WC and a large storage cupboard. There is a glazed door to the rear terrace and garden.

Off the main hallway is a bedroom featuring a window to the rear gardens, laminate flooring and a radiator. Also off the hallway is the door to the sitting room, another bright and well proportioned room (21 square metres) featuring original beams, stone fireplace with log burner and glass doors to the front garden. From the sitting room a door leads to the second bedroom which features glazed doors to the...