

Character property with fenced park on the outskirts of Poitiers Futuroscope, close to the river and amenities



## INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Chasseneuil-du-Poitou |
| Department: | Vienne                |
| Bed:        | 4                     |
| Bath:       | 3                     |
| Floor:      | 261 m <sup>2</sup>    |
| Plot Size:  | 7318 m <sup>2</sup>   |

## IN BRIEF

Situated in a hamlet of a few stone houses in Chasseneuil-du-Poitou, this 1679 property is set in over 7,000 m<sup>2</sup> of landscaped grounds and offers a peaceful setting close to Poitiers.

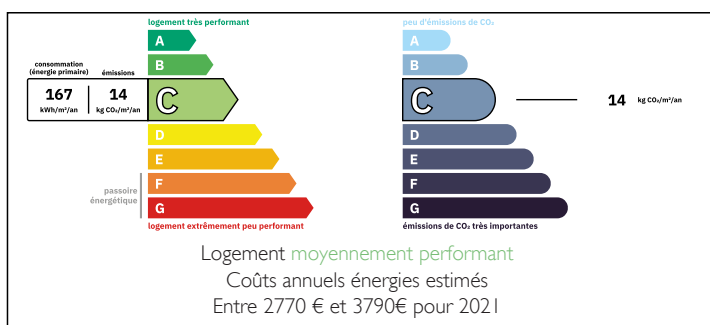
Perfect for a first or second home, this property combines charm and character, with exposed beams, old parquet floors, fireplaces and terracotta floors, making it ideal for lovers of the old features.

This property has 261 m<sup>2</sup> of living space, 5 bedrooms and 3 bathrooms. It is very light thanks to its large windows, but needs some work to make it more comfortable.

Outside, the lush parkland, planted with mature trees, is a haven of tranquillity where the birds sing. At the bottom of the garden, a gate opens onto a path leading to the River Clain.

Ideally located, close to shops, schools and the railway station, this property...

## 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

### THE PROPERTY IN DETAIL:

The property is situated in a cul-de-sac with a few houses and once inside the gates, a gravel driveway leads to two garages and the property.4

### GROUND FLOOR

-Entrance hall (16.5m<sup>2</sup>) with stone pavement and solid doors to the front and rear of the property.

To the left of the entrance:

-Dining room (39m<sup>2</sup>) with oak parquet floor, beams, functional open fireplace, transom window, staircase.

-Kitchen (12.5m<sup>2</sup>) with door to rear kitchen/boiler room.

To the right of the entrance:

-corridor (12m<sup>2</sup>) terracotta tiled floor, separate WC, staircase, cupboard under stairs.

-Small sitting room (19.5m<sup>2</sup>) terracotta tiled floor, fireplace, access from this room to a shower room and a library.

-Library (29m<sup>2</sup>), oak parquet floor, functional marble fireplace, 2 windows.

-Bathroom (9 m<sup>2</sup>) with shower, washbasin and cupboard, also accessible from the entrance.

1st floor: via staircase from the hall to the right of the entrance:

- landing 2 m<sup>2</sup>

-Bedroom (30 m<sup>2</sup>) with oak parquet floor, alcove, fireplace, two windows

- corridor (4 m<sup>2</sup>) leading to bathroom and bedroom

- Bathroom (6.5 m<sup>2</sup>) with bath, washbasin and WC

- bedroom (24 m<sup>2</sup>) with oak parquet floor, access to dressing room and shower room

- dressing room (10 m<sup>2</sup>) Velux window

- shower room (5 m<sup>2</sup>) shower, washbasin, WC access to another bedroom Staircase from dining room:

- landing (2m<sup>2</sup>) leading to two bedrooms

-bedroom (21m<sup>2</sup>)

-bedroom (13m<sup>2</sup>) with oak parquet floor

### OUTBUILDINGS::

-two garages, one with attic above

-wood shed

## LOCAL TAXES

Taxe foncière: 1590 EUR

## NOTES