LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A39302LW86 Price: 180 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (170 000 EUR without fees)

Idyllic French countryside home with guest studio, barns & gardens — ideal holiday retreat or family home















INFORMATION

Town:	Payroux
Department:	Vienne
Bed:	4
Bath:	3
Floor:	223 m2
Plot Size:	2865 m2

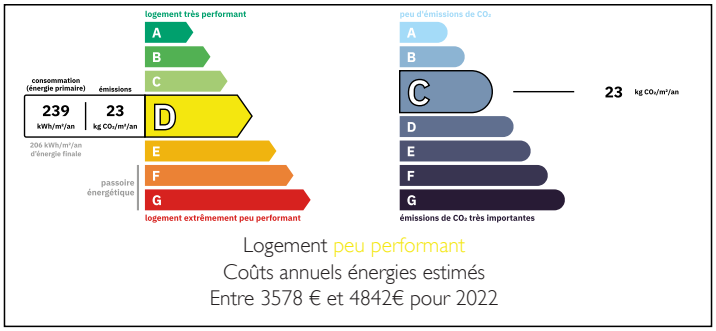
IN BRIEF

Set in a charming hamlet surrounded by rolling French countryside, this well-maintained property combines space, versatility, and character. The main house offers generous living areas, including a welcoming kitchen/dining room, a bright living room, a ground-floor bedroom, and a bathroom. Upstairs, you'll find two further large bedrooms and another bathroom, ideal for family or guests.

Attached to the house, with its own independent entrance, is a delightful studio with a living room and kitchenette, bedroom, and bathroom — perfect for visitors or as a ready-to-go holiday let.

Outside, level gardens frame the property on both sides, while a private gated driveway leads to undercover parking at the rear. A large barn at the front adds excellent storage or workshop potential. This is an ideal opportunity to enjoy the tranquility of rural France while having space for family, friends, or business...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3578 € et 4842€ pour 2022

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.

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LOCAL TAXES

Taxe foncière:	**583 EUR**

NOTES

DESCRIPTION

This property has a smaller courtyard garden at the front of the house with a lawn and patio. The main door enters into the kitchen/dining room with an attractive fireplace, room for table and chairs and the wooden staircase leading up to the first floor.
On one side of this room is the door to the large downstairs bedroom, with patio doors and large fitted wardrobe.
The other side of the kitchen leads through to the second reception room, with a fireplace (non functioning currently) patio doors to the front patio and plenty of room for comfy chairs and a table. At the rear of the house is a passageway leading to the bright tiled bathroom with large walk-in shower, separate toilet and door leading to the rear garden.

Upstairs are 2 large bedrooms and a bathroom with shower cubicle, wc and sink. Part of the loft space on this level could be turned into a further room if require, subject to correct permissions.

Attached to the main house, with independant access from the patio is a delightful studio. There is a living room with kitchen at one end and wood burner at the other, a good sized bedroom with roof window and a tiled bathroom with shower cubicle.

At the other end of the patio is a garage/small barn with electricity and concrete floor. Behind the house is a large garden with driveway leading to the solar operated gates. There is a large space...