LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40091LAB86 Price: 139 500 EUR

agency fees to be paid by the seller

Country house with 4 bedrooms and adjoining barn – Near Civray (86)















INFORMATION

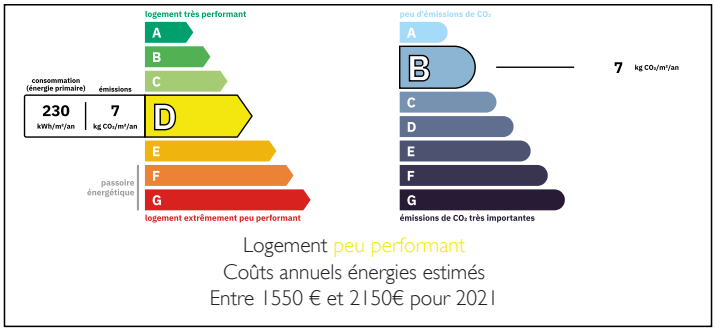
Town:	**Saint-Macoux**
Department:	**Vienne**
Bed:	**4**
Bath:	**2**
Floor:	**151 m2**
Plot Size:	**324 m2**

IN BRIEF

Charming house located in a quiet hamlet, 6 km from Civray and 14 km from Ruffec. Ideal for a family or second home.

Land area: 324 m²
Rooms: Large bright living room with wood-burning stove, fitted kitchen, dining room/study, 4 bedrooms (possibility of 5th), 2 shower rooms.
Facilities: Double glazing on the ground floor, wood-burning heating + convector heaters, heat pump upstairs.
Outbuilding: Adjoining barn (46 m²) for garage or storage.
Exterior: Enclosed courtyard with trees, low maintenance, possibility to purchase more land.
Sanitation: Septic tank to be brought up to standard.
Location: Close to lake, shops, railway station (St Saviol), Poitiers (58 km), Limoges (91 km).

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1550 € et 2150€ pour 2021

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:	**606 EUR**

NOTES

DESCRIPTION

Located in a quiet hamlet, just 6 km from Civray and 14 km from Ruffec, this charming country house offers a pleasant and unspoilt living environment. Although adjoining the barn, it has an enclosed courtyard with trees, ensuring privacy and tranquillity. Ideal for a large family or as a second home.

Main features
Total land area: 324 m²
Number of bedrooms: 4 (possibility of a 5th)
Outbuilding: Large adjoining barn (46 m²)
Sanitation: Septic tank to be brought up to standard
Interior description
Ground floor:

Living room (36 m²): Spacious and bright, exposed beams, wood-burning stove, large French windows opening onto the garden.
Separate kitchen (14 m²): Fully equipped, plenty of storage space.
Dining room/bedroom (11.5 m²): Multipurpose room that can be used as an office or additional bedroom.
Shower room (6.7 m²): Modern, walk-in shower, washbasin and toilet.
Laundry room (1.1 m²).
Storage room (9.5 m²): Direct access to the barn.
First floor:

Landing (14.5 m²): Spacious and bright.
Bedroom 1 (23 m²): Exposed beams, reversible air conditioning.
Bedroom 2 (22 m²): With storage space, reversible air conditioning.
Bedroom 3 (9.7 m²).
Bedroom 4 / study (9.6 m²).
Shower room: Shower, washbasin and WC.
Facilities
Double glazing on the ground floor.
Heating: wood-burning stove and convector heaters (ground floor), air-to-air heat pump and convector heaters (first floor).