LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40105DD86 Price: 99 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 000 EUR without fees)

3 bedroom cottage with studio, garden & set near the river on the edge of this popular and picturesque village

EXCLUSIVE















INFORMATION

Town:	Queaux
Department:	Vienne
Bed:	3
Bath:	2
Floor:	97 m2
Plot Size:	290 m2

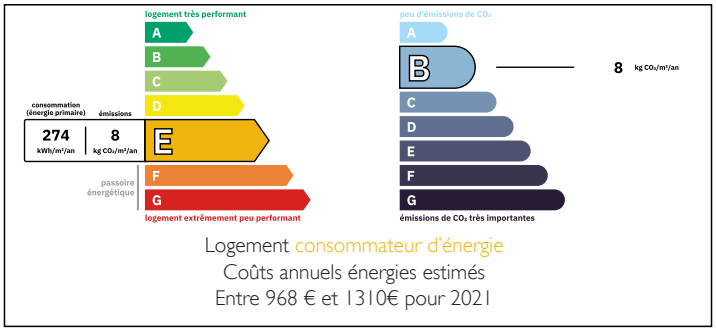
IN BRIEF

This delightful little house offers a perfect blend of charm, location, and lifestyle, whether you're seeking a peaceful holiday escape or a permanent home

Nestled in a hamlet just steps from the River Vienne, the property enjoys a truly enviable setting. In summer, the river becomes a hub of activity, with a man-made beach for swimming and a paddling pool for toddlers. The village campsite, located on the riverbank, adds to the lively atmosphere on Friday nights in July and August, when free concerts draw crowds from near and far.

Beyond the summer buzz, the village offers year-round charm and convenience, with a welcoming bistro, a gallery showcasing local art and selling local produce, as well as essential services like the garage and hairdresser. There is a vibrant artistic community with regular exhibitions & creative events. Whether you're drawn...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 968 € et 1310€ 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: **270 EUR**

NOTES

DESCRIPTION

The house itself has a very light and bright open-plan kitchen (approx. 8.5m²), dining (approx. 17m²)and living room (approx.14m²) with a wood-burning stove. This is an excellent space for cooking, eating and sitting so spending time together. The stairs lead to the first floor landing (approx.6m²) which has a main bedroom (approx: 14m²) with the balcony overlooking the front of the house, two smaller bedrooms (each approx 7.5m²), and a shower room with a shower, loo and basin (approx.3m²). There is an annex on the ground floor to the side of the house consisting of a bed-sitting room (approx. 13m²), a separate kitchen (approx. 7m²) and a shower room (approx. 6m²) with shower, basin and WC. Behind the kitchen in the annex is a workshop which could be renovated to provide further habitable space if necessary. The house is set on a lovely square and beside the house is a good-sized, gorgeous garden with fruit trees and a woodshed, and a little footpath leads down to the river bank and the campsite about 150m away.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr