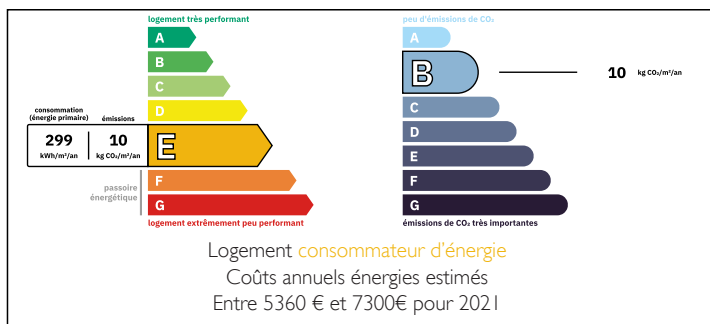


Pretty 4-bedroom stone property with outbuildings and a large garden, situated on the edge of a pretty village



ENERGY - DPE



INFORMATION

Town:	Mauprévoir
Department:	Vienne
Bed:	4
Bath:	2
Floor:	212 m2
Plot Size:	2690 m2

IN BRIEF

Situated on the edge of the village of Mauprévoir and within easy walking distance of the bakery, épicerie and bar/restaurant, this lovely 4-bed stone property offers a great mix of French country charm and modern open-plan living, coupled with a great location too.

The real stand out features of this property are :

- The huge, open-plan kitchen/lounge/diner of over 90m² with its central staircase ensuring that the room is nicely divided into its relevant zones.
- The stunning rear terrace of 70m² which overlooks the garden - perfect for al-fresco dining and entertaining.
- The ground-floor master suite comprised of a large double bedroom, bathroom with bath and shower and walk-in dressing room too.

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

Situated on the edge of the village of Mauprévoir and within easy walking distance of the bakery, épicerie and bar/restaurant, this lovely 4-bed stone property offers a great mix of French country charm and modern open-plan living, coupled with a great location too.

Description :

Ground floor :

Kitchen/Lounge/Diner : 93m² with insert woodburner and pellet woodburner. Large glazed doors to the front and rear.

WC : 3m²

Hallway : 7m²

Second kitchen : 10m²

Bedroom : 14m² with en-suite bathroom (shower and bath) 14m² and dressing room 11m².

First Floor :

Mezzanine : 30m² with office area

Bedroom : 10m²

Bedroom : 9m²

Bedroom : 9m²

Shower Room : 11m²

Storage room / Attic area : 70m² (great potential to increase the first floor accommodation, subject to permissions)

Rear terrace : 70m²

Rear garden and orchard

Front driveway and courtyard (total plot size 2690m²)

Garage : 60m² with mezzanine : 15m²

Workshop : 20m²

Storeroom : 5m²

WC : 2m²

Storeroom : 24m²

Bread Oven

Wood store : 8m²

Information about risks to which this property is

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

NOTES