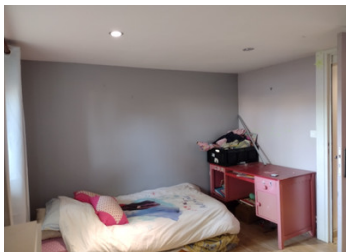
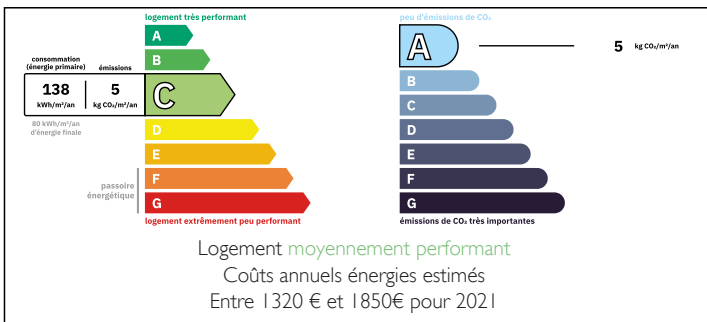


## Large detached family home and garden - 4 bed/3 Bath with 2nd house to renovate



## ENERGY - DPE



## INFORMATION

Town:	Pindray
Department:	Vienne
Bed:	4
Bath:	3
Floor:	149 m <sup>2</sup>
Plot Size:	2600 m <sup>2</sup>

## IN BRIEF

Set in a peaceful rural location just a short drive from the historic town of Montmorillon, this fabulous detached property offers generous living space, and exciting potential with a 2nd house to renovate!

The main house, arranged over two levels, features four bedrooms and three bathrooms, making it ideal for family living. The heart of the home is a bright open-plan living, dining, and kitchen area, creating a warm and sociable space, enhanced by a beautiful log burner.

The layout is particularly flexible, with three bedrooms on the ground floor (one with an en-suite bathroom) and two further bedrooms upstairs, perfect for accommodating family and guests alike.

Outside, the property benefits from a private wrap-around garden.

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

Beautiful Family Home with Secure Wrap-Around Garden in Pindray

The property is accessed via electric gates, opening onto generous parking and secure grounds. Steps lead up to the main entrance.

First Floor – Bright Open-Plan Living

You enter into a bright, modern open-plan kitchen, fully fitted and well designed, featuring an induction hob, electric oven, dishwasher, ample storage, and generous worktop space. A stylish breakfast bar adds to the sociable feel. A small storage cupboard near the entrance is ideal for coats and shoes.

The kitchen flows into a spacious dining area, which in turn opens into a comfortable living room with views over the garden. This welcoming space benefits from a modern log burner, electric radiators, and plenty of natural light with three double windows overlooking the garden.

An archway leads to a hallway with additional storage, a separate WC with hand basin, and Bedroom One, which includes an en-suite shower room.

Room measurements First Floor

Kitchen (open-plan): 5.0 m × 3.6 m

Dining Area: 4.8 m × 3.6 m

Living Room: 6.4 m × 3.5 m

WC: 1.98 m × 0.98 m

Bedroom One: 3.1 m × 2.5 m with En-suite Shower Room approx. 2.8 m<sup>2</sup>

Lower Level – Flexible Family Space

Stairs from the kitchen lead down to the lower level, where you'll find a versatile room ideal as a TV lounge, games room, office, or playroom, complete with a window and electric heater.

## NOTES