LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42139DD86 Price: 155 472 EUR

agency fees to be paid by the seller

Detached three bedroom house with an extra guest bedroom in the partially converted barn. Large private garden















INFORMATION

Town:	Queaux
Department:	Vienne
Bed:	4
Bath:	3
Floor:	165 m2
Plot Size:	2972 m2

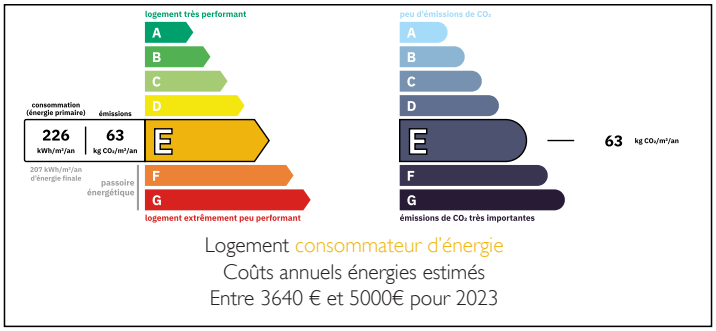
IN BRIEF

Located in the charming village of Queaux, just a short stroll from the River Vienne and within easy reach of the renowned Le Vigeant motor-racing circuit, this attractive property offers an exceptional blend of character, comfort and potential.

The main house features a spacious living room with impressive ceiling height and a fully equipped kitchen. The first floor offers two bedrooms, a study, a shower room and a toilet. The garden level includes a summer kitchen, an additional bedroom with its own shower room, and a laundry room—ideal for hosting guests independently.

The grounds of almost 3000m² also include a partially converted barn, offering a generous 21 m² bedroom with bathroom and toilet. The remaining section serves as a garage, but with further potential for development.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3640 € et 5000€ pour 2023

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:	**617 EUR**

NOTES

DESCRIPTION

Interior

From the road this property is approached via two separate entrances, one to the front of the main house and the other via the barn. The front door and the french windows both bring you into the impressive living room (approx: 41m²), combining a comfortable seating area with dining area and fitted kitchen, with gorgeous views from the sink across the fields to the river - a lovely accompaniment to the often boring job of doing the washing up. A pretty stone staircase takes you up the the first floor, which consists of an open-plan study (approx: 8m²), two bedrooms (approx: 14m² and 12m²) both with views down to the river, and the larger of which also benefits from a beautiful marble fireplace. Opposite the two bedrooms are the shower room (approx: 4m²) with a shower and basin, and next door a loo (approx: 2m²) and a small store room or dressing room (approx: 3m²). At the end of the corridor is a glazed door leading to a staircase which takes you down into the garden. From the living room is a short passage way to a staircase which takes you down to the lower ground floor which houses the fitted summer kitchen (approx: 18m²), the third bedroom (approx: 11m²), a utility room and second shower (approx: 10m²) housing the washing machine, a dishwasher, a water softener, the separate downstairs loo, the oil-fired central heating boiler, hot water tank and, hidden behind a wall...