LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42680DD86 Price: 267 500 EUR

agency fees included: 7 % TTC to be paid by the buyer (250 000 EUR without fees)

Beautiful family home with pool, flexible accommodation and established rental income

EXCLUSIVE















INFORMATION

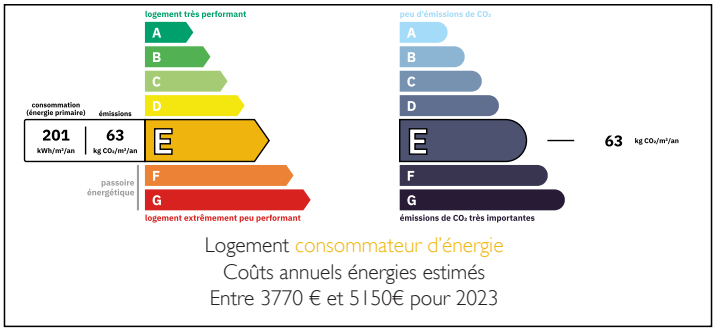
Town:	Queaux
Department:	Vienne
Bed:	5
Bath:	2
Floor:	195 m2
Plot Size:	2660 m2

IN BRIEF

A lovely rustic retreat, where gorgeous living spaces, extensive gardens and a secluded pool create a deep sense of calm. With its flexible layout, hidden corners and timeless charm, this is a home that reveals itself slowly — a place made for lingering, exploring and stepping outside the rhythm of everyday life.

Just steps from the River Vienne, the setting is exceptional. In summer, the riverside becomes a lively hub with a river beach & exciting playground as well as free Friday night concerts during July and August attracting crowds from near and far. Beyond the summer buzz, Queaux offers year round appeal with a welcoming bistro, an art gallery showing local work, and essential village services. A vibrant creative community create regular exhibitions and artistic events, being a main player in Le Main Bleu open studios weekend. Queaux is also...

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3770 € et 5150€ 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:	**985 EUR**

NOTES

DESCRIPTION

This classic country house is the kind of home that instantly puts you at ease — warm, welcoming, and full of charm. With a sun‑soaked, spacious kitchen, two inviting sitting rooms, two ground‑floor bedrooms, and three additional bedrooms upstairs, it offers generous family living with plenty of personality.

Step inside from the courtyard terrace through double‑glazed French windows and you're greeted by a stunning traditional kitchen (approx. 29m²). This is a true heart‑of‑the‑home space: a generous range cooker, a double anthracite‑grey sink, a central island with a second sink, and even an open fireplace. There's ample room for a family dining table, making it a wonderfully convivial spot for everyday living and relaxed entertaining.

A half‑glazed door leads into the first sitting room (approx. 27m²), where a cathedral ceiling creates an uplifting sense of space and light. An exposed stone wall and a classic Poitevine chimney piece anchor the room with timeless character, while another 1½‑sized glazed French window opens to the courtyard, enhancing the seamless indoor–outdoor lifestyle.

Two steps up bring you to the second sitting room (approx. 25m²), again with a double‑height ceiling, exposed stonework, and another large glazed French window to the courtyard. This is a wonderfully flexible space — ideal as a second lounge, a formal dining room, or a quiet retreat.

A staircase leads to the family bathroom (approx. 14m²), complete with a lovely bathtub, separate shower, basin, and loo. Beneath it sits a ground‑floor double bedroom (approx. 14m²), brightened by full‑sized windows...