LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44072SHA86 Price: 79 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (72 000 EUR without fees)

Spacious sunnny country cottage, ready to move in to featuring stunning bathroom. Peaceful hamlet.....







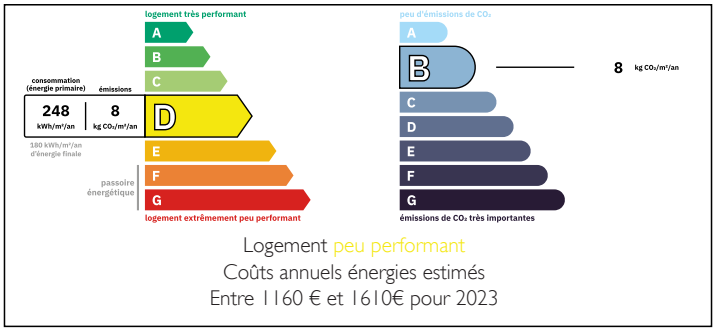








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1160 € et 1610€ pour 2023

INFORMATION

Town:	**Payroux**
Department:	**Vienne**
Bed:	**2**
Bath:	**1**
Floor:	**65 m2**
Plot Size:	**132 m2**

IN BRIEF

This super, sunny, light and bright property is located in a small and peaceful hamlet.
Retaining its alluring French charm, it has been restored with taste and is ready to move into and features a stunning bathroom.

With double glazing, wood burning fire, electric heating.

Comprising of on the ground floor:- an open plan "pièce de vivre" living room with fitted kitchen area, dining area, living area. There is a further room currently used as a sitting room but could also serve as a further bedroom. There is also a workshop/utility room. There are 2 attic rooms currenty used as bedrooms and a stunning bathroom with the wow factor not to be missed

A small and manageable garden to the rear of the property.

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: **84 EUR**

NOTES

DESCRIPTION

In further detail

On arrival at the property you enter into a large bright and sunny open plan living area, with practical floor tiling and a upvc fully glazed door penig out on to the rear garden.

kitchen area- comprising of a range of fitted kitchen cabinets with wooden worktops, a range of attractive shelving, a traditional country style ceramic sink.
Dining area there is ample space for a large dining table and furniture
Living room area, there is a feature fireplace with a woodburning stove.

Leading through a small corridor leads you to a small room currently used as a workshop/utiility with the second sitting room (could be used as a downstairs bedroom) just beyond with feature exposed stone wall.

There are stairs leading up to a small lobby at the top of the stairs where you will find to your left the first attic bedroom with ample storage space under the eaves, a velux window and attractive wooden flooring.

The second attic bedroom is again bright and spacious with a velux window and laminate flooring.

Next is the stunning feature bathroom, with stone walls and exposed oak beams, a feature rolltop bath with freestanding taps and shower hose, vanity sink unit, walk in shower and wc.

There is a small mangeable and fairly private garden to the rear of the property.