LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44092DD86 Price: 53 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (47 000 EUR without fees)

Secluded hidden gem 2 bed renovation project with garden, far reaching panoramic views and some riverside land















INFORMATION

Town:	Queaux
Department:	Vienne
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	2188 m2

IN BRIEF

Tucked away from the road in a quiet hamlet, this enchanting character property offers a rare sense of peace and timeless charm. Its long, attached garden, with mature fruit trees and the views, creates a wonderfully bucolic backdrop — the perfect setting for a serene full time home or an inviting countryside escape.

Stepping inside feels like opening a door to the past. The house has stood untouched for around 20 years & now awaits a sympathetic renovation to bring it back to life. The essentials are reassuringly sound: the roof does not leak, and the property is already connected to mains drainage, so there is no septic tank to manage.

A delightful opportunity to restore a small, characterful home in a beautifully tranquil corner of the countryside.

A 5 minute walk takes you into the heart of the village & a...

ENERGY - DPE

DPE not required.

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: **148 EUR**

NOTES

DESCRIPTION

Step through the partially glazed front door into this gorgeous kitchen (approx: 22m²) with a lovely stone fireplace, original sink set into the wall and many original features. As there is currently no heating in the house, a wood-burner in this fireplace would keep you cosy in winter and add ambiance. To the right is the main bedroom (approx: 22m²) with a double glazed window overlooking this stunning view and a charming integrated cupboard in the wall. To the back of the kitchen you come into a small back room (approx: 5m²) housing the hot water heater and to the left a bathroom (approx: 6m²) with a shower, basin and loo. There is a partially glazed door to the back of the house which apparently needs repairing. The second bedroom (approx: 16m²) is to the other side of the back room, again with a double glazed window and that incredible view.

There are two cellar rooms accessible from the outside which it would be possible to renovate to provide more living space as well as an attic above which is also accessible via an outside door and a ladder.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

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