

REDUCED Lovely 5 bed detached house in beautiful grounds orchard, veg plot, country view Ideal autonomous life

EXCLUSIVE



INFORMATION

Town:	Payroux
Department:	Vienne
Bed:	5
Bath:	2
Floor:	195 m2
Plot Size:	4905 m2

IN BRIEF

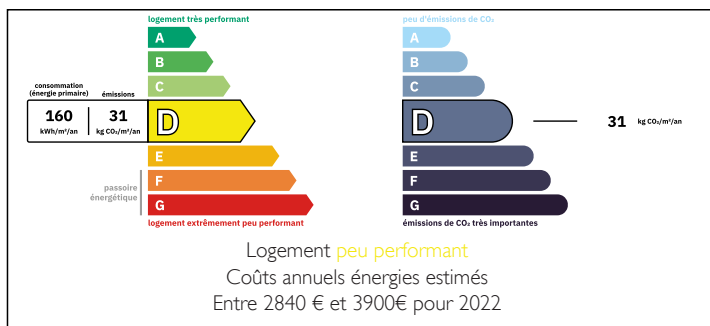
This extremely well presented detached house would make a perfect family home.

Set in grounds totalling 4905m2 with a separate plot with a pond. Situated in a small and peaceful hamlet with lovely views of the countryside.

This large, attractive detached 5 bed roomed house, offers many features:- central heating, double glazing, artisan hand carved oak internal doors, electric shutters and flyscreens. There is a master en suite bedroom with a lovely large bathroom (see full description below)

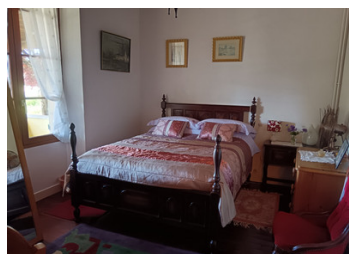
To the outside there are attractive terraces to the front and rear of the property together with a beautiful large garden with an orchard containing many fruit trees and a large vegetable plot perfect for those wishing to pursue a self sufficient lifestyle.....

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 354 EUR

NOTES

DESCRIPTION

Front - on arrival at the front of the house there is a lovely flowered border with a few steps leading onto the front terrace.

Front terrace - this is a very large terrace with a tiled flooring and ample space for not only a dining table but also outdoor furniture. It offers lovely country views over the surrounding countryside

Entrance Hall - with a tiled flooring and 'artisanal' hand-made solid oak doors leading on to

Living room/dining room - again another large room with a seating area in front of the feature fireplace and wood burning fire. There is a designed area for the dining area accommodating a large dining table and furniture.

Conservatory - just off the living/dining room is a light and bright conservatory area, again offering lovely countryside views.

Kitchen - there is a large spacious kitchen with a range of pine cabinets. There is space for a large range cooker, dishwasher, fridge, microwave etc. There is a tiled flooring and some tiling to the walls. Views on to the garden and gazebo area.

Back kitchen - this useful back kitchen is where the current owner preserves the produce from the vegetable garden and fruit from the orchard. It has an old fashioned 'typically French' sink and a range of cabinets and storage shelves, worktop space and a door leading to the back garden.

Shower Room - This downstairs shower room is nice and bright and has a vanity sink unit with a...