LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45476CIA86 Price: 162 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (150 000 EUR without fees)

Charming Village Home with Spacious Gardens, Character Features & Walking distance to a Lake

EXCLUSIVE















INFORMATION

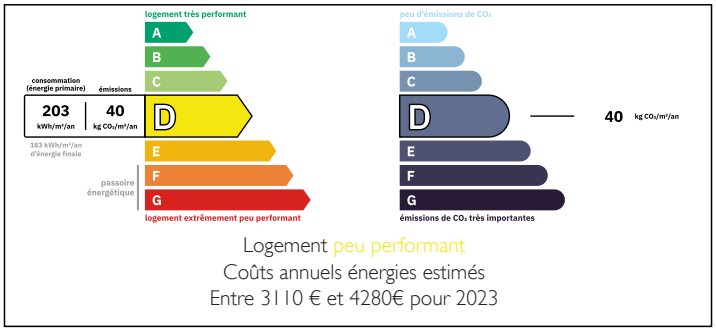
Town:	Saint-Macoux
Department:	Vienne
Bed:	3
Bath:	2
Floor:	182 m2
Plot Size:	1000 m2

IN BRIEF

Nestled in a peaceful setting, this beautifully presented character home effortlessly combines timeless charm with modern comfort. Stylishly renovated to an exceptional standard, the property retains its original character while offering elegant, contemporary living throughout.

Boasting a spacious garden and garage, this delightful home provides the perfect balance of indoor and outdoor living. Whether you're seeking a tranquil permanent residence or an idyllic holiday retreat, this exceptional property offers a rare opportunity to enjoy a relaxed lifestyle in a truly serene location.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3110 € et 4280€ 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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NOTES

DESCRIPTION

Ground Floor

Step through the attractive glazed entrance porch, featuring beautiful tiled flooring, into a home full of warmth and character.

The spacious open-plan kitchen blends contemporary style with original features and includes a breakfast bar, creating a welcoming hub for family and friends. A door leads to a useful outbuilding, ideal for additional storage.

The bright hallway, with its wooden flooring and staircase to the first floor, leads to:

Elegant dining room with exposed stone wall and wooden flooring.

Cosy sitting room featuring exposed beams, stone walls, wooden floors, a wood-burning stove, and an attractive fireplace—an inviting space for relaxing all year round.

Ground-floor double bedroom with its own en-suite shower room and WC, ideal for guests or single-level living.

First Floor

Upstairs you'll find two further generously proportioned bedrooms:

A bright double bedroom with exposed beam and wooden flooring.

A beautifully presented family shower room with a large walk-in shower, modern tiling, exposed stone detailing, and WC.

The impressive master bedroom, offering exceptional space, striking exposed beams, and beautiful wooden flooring, creating a peaceful retreat.