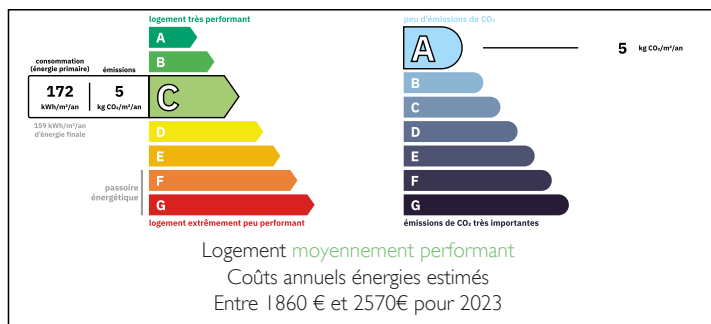


Stunning 4-bedroom detached property set on an acre of grounds - close to Civray

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Val-de-Comporté
Department:	Vienne
Bed:	4
Bath:	3
Floor:	233 m2
Plot Size:	4444 m2

IN BRIEF

Set on the edge of a quiet hamlet not far from the popular market town of Civray and within cycling distance of a popular swimming lake and restaurant, this beautifully presented, detached 4-bed character property offers the very best of character French living.

Key features :

- Large garden of just over an acre with summer kitchen, above-ground swimming pool and pond
- Beautiful kitchen / diner packed full of character features
- Downstairs bedroom and shower room
- Stunning 33m² double-height lounge situated in the converted barn
- 3 upstairs bedrooms (2 of which have en-suite bathrooms)
- Mezzanine / Home Office

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.



DESCRIPTION

Set on the edge of a quiet hamlet not far from the popular market town of Civray and within cycling distance of a popular swimming lake and restaurant, this beautifully presented, detached 4-bed character property offers the very best of character French living.

Key features :

- Large garden of just over an acre with summer kitchen, above-ground swimming pool and pond
- Beautiful kitchen / diner packed full of character features
- Downstairs bedroom and shower room
- Stunning 40m² double-height lounge situated in the converted barn
- 3 upstairs bedrooms (2 of which have en-suite bathrooms)
- Mezzanine / Home Office

NOTES

If you're looking for a character French property with a large garden, a good energy rating, large living areas and great-sized bedrooms, this stunning property could be for you. Viewing highly recommended.

Room Sizes :

Ground Floor - Bedroom 1 8,68
 Ground Floor - Kitchen 32,2
 Ground Floor - Entrance Hall 16,73
 Ground Floor - Laundry Room 5,85
 Ground Floor - Shower Room / WC 6,29
 Ground Floor - Lounge 33,38
 Ground Floor - Storage Area 7,68

First Floor - Bedroom 2 15,75
 First Floor - Shower Room 3,75
 First Floor - Bedroom 3 26,31
 First Floor - Bathroom 9,8
 First Floor - Landing 8,19
 First Floor - Mezzanine 32,79
 First Floor - Bedroom 4 15,34