

Charming 4-Bedroom Family Home, 154 m , South-Facing Terrace, Walled Garden & Detached Garden



INFORMATION

Town:	Quinçay
Department:	Vienne
Bed:	4
Bath:	1
Floor:	154 m2
Plot Size:	675 m2

IN BRIEF

Charming family home offering 154 m² of living space in a peaceful setting. The ground floor features a fully renovated kitchen (2020), a bright living room with a wood-burning stove installed in the original fireplace (2021), one bedroom, a WC, a utility/boiler room, and two additional rooms ready for renovation to suit your needs.

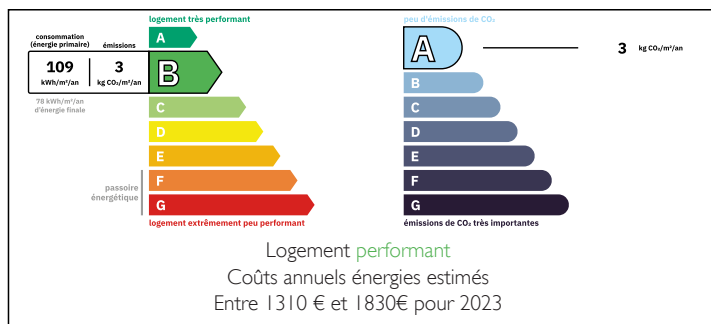
Upstairs, you will find three bedrooms, including a master bedroom with dressing room, a family bathroom with bathtub, and a separate WC.

Outside, enjoy a private walled garden with stone walls and a sunny 40 m² south-facing terrace, perfect for outdoor dining and relaxation. A detached 30 m² garage with mezzanine provides excellent storage space.

The property benefits from modern, energy-efficient heating with an air-to-water heat pump installed in



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: 1719 EUR

NOTES

DESCRIPTION

Charming Renovated Family Home with Walled Garden, South-Facing Terrace and Detached Garage

This attractive character property offers approximately 154 m² of living space and combines period charm with modern comfort. Set within a private walled garden, the house benefits from generous accommodation, recent energy-efficient upgrades, and additional rooms offering excellent potential for further development.

The ground floor features a fully renovated kitchen (2020), designed to provide a practical and welcoming space for everyday family life. The spacious living room is full of character, centred around the original fireplace, now fitted with a wood-burning stove installed in 2021, creating a warm and inviting atmosphere throughout the colder months.

Also on the ground floor is a comfortable bedroom, ideal for guests, multi-generational living, or those seeking single-level accommodation. A separate WC, a boiler/utility room, and two additional rooms requiring renovation complete this level. These versatile spaces could be transformed into a home office, workshop, playroom, gym, studio, or additional bedrooms, subject to the new owner's requirements.

Upstairs, the property offers three further bedrooms, including a spacious principal bedroom with its own dressing room. A family bathroom equipped with a bathtub serves the first floor, together with a separate WC for added convenience.

Outside, the property enjoys a delightful enclosed garden surrounded by traditional stone walls, providing privacy and a secure environment for children and pets. The 40 m² south-facing terrace is perfectly positioned to make the most of sunshine throughout the day and offers an ideal setting for