LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47051JBH86 Price: 278 200 EUR

agency fees included: 7 % TTC to be paid by the buyer (260 000 EUR without fees)

Four bedroom detached stone farmhouse, mature landscaped garden and barn















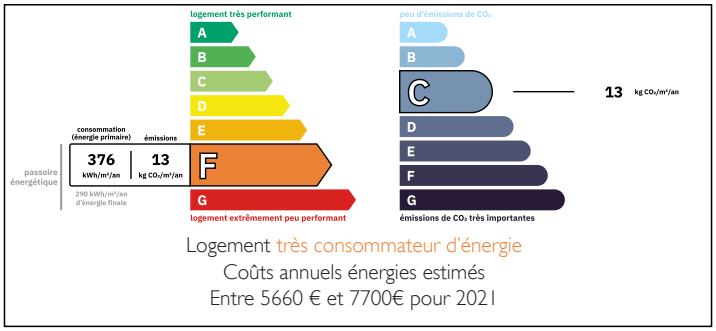
INFORMATION

Town:	Civray
Department:	Vienne
Bed:	4
Bath:	2
Floor:	233 m2
Plot Size:	5291 m2

IN BRIEF

A classic four-bedroom detached stone longere farmhouse, full of character and charm. This home provides generous living space, an outside kitchen covered terrace, large barn and further storage outbuildings.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 5660 € et 7700€ pour 2021

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

A classic four-bedroom detached stone longere farmhouse, full of character and charm. This home provides generous living space, an outside kitchen covered terrace, large barn and further storage outbuildings.

The first floor comprises of a generous entrance hall, a large bedroom with ensuite bath and shower room WC, a large storeroom, separate WC, oak country style fully equipped kitchen with feature range cooker and further wood fired stove/cooker. From the kitchen you enter a cosy snug and into the formal dual height dining room and bar with feature fireplace, exposed beams and doors to the garden to the front and greenhouse (used as a conservatory) to the rear. From the dining room you will find second, more formal lounge with log burner, doors to the garden.

On the first floor you have a large mezzanine area overlooking the dining room, two further bedrooms and an area used as the fourth single bedroom. Along the corridor there are floor to ceiling built in wardrobes, perfect storage for a family home. A split-level, spacious shower room and toilet.

Every room in this house has character, beams, a real sense of country living.
A generous garden wraps around the house, normally full of stunning bedding plants and vegetables. There are plenty of private areas to really relax and take in the natural beauty of the garden and mature trees.

There is plenty of room to install a swimming pool if you wish (subject to the necessary permissions)

The covered terrace and outside kitchen...