

Characterful and spacious 3 bedroom, 2 bathroom renovated property with garden, pool and outdoor dining area



INFORMATION

Town:	Brigueil-le-Chantre
Department:	Vienne
Bed:	3
Bath:	2
Floor:	162 m2
Plot Size:	2695 m2

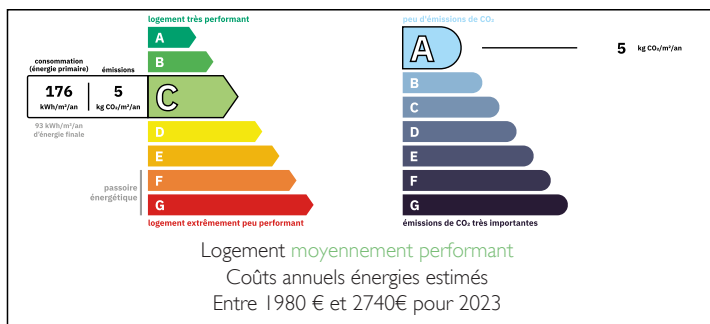


IN BRIEF

This property has been tastefully renovated retaining many original features of the cottage and barn it once was. The kitchen/diner is an inviting and comfortable entertaining space for friends and family, as is the impressive living room with woodburner and vaulted ceiling. Two sets of stairs lead up to 3 bedrooms of which one has an ensuite wc, plus there is a shower room on this level. From the living room, double glazed doors lead out to the gravelled outdoor dining area overlooking the garden and pool to enjoy here whether on holiday or a change of permanent lifestyle.

Solar panels provide hot water for the whole property, plus there is a water softener and fibre optic installed.

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: 564 EUR

NOTES

DESCRIPTION

This detached property consists of:

GROUND FLOOR

Kitchen/diner with beams and woodburner in original fireplace 5.60m x 3.50m

Kitchen larder and additional worksurface 1.67m x 2.44m

Small cosy sitting room with woodburner

Utility room with separate wc 3.40m x 2.60m

Storage area 1.70m x 3.20m

Bathroom with bath, shower, basin, underfloor heating and heated radiator 3.20m x 2m

Living room with vaulted ceiling and original features 7.25m x 5.50m

Office 2.80m x 3m

FIRST FLOOR

Landing 1.90m x 3.80m

Bedroom 1 3.20m x 5m with ensuite wc and basin

Shower room with wc and basin 2.30m x 1.80m

Bedroom 2 with beams 3.70m x 2.50m

Bedroom 3 with beams 2.50m x 5.50m

EXTERIOR

Covered BBQ dining area for an ideal outdoor entertaining space

Pool 8m x 4m and convivial sunbathing deck

Enclosed gated garden

Access to attached office/tool shed 4m x 2.90m with water softener for the main house.

Plot of land opposite the house 883m².

This traditional french stone built property is located in a hamlet on the outskirts of the village of Brigueil le Chantre and is in an spot ideal for walking, cycling and enjoying the countryside. The closest village of La Trimouille is just 10 minutes by car and offers amenities such as a grocers shop, café, bank, newsagents, health centre and cinema.

Montmorillon at approximately 20 minutes by car offers bars, restaurants, supermarkets, bustling weekly market, train station(Poitiers-Limoges), hospital and choice of other commerce. Both Poitiers and Limoges airports are easily accessible by