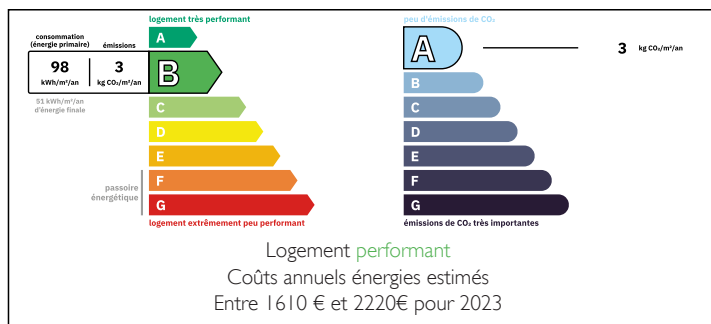


Beautiful character home with independent living annex, huge barn and almost 5 acres of land

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Queaux   |
| Department: | Vienne   |
| Bed:        | 4        |
| Bath:       | 2        |
| Floor:      | 150 m²   |
| Plot Size:  | 10930 m² |

## IN BRIEF

Welcome to this delightful country home on the edge of the highly desirable village of Queaux, where rural charm, beautiful surroundings and a vibrant community combine to create an exceptional lifestyle. Set in attractive grounds featuring mature gardens, a pond and a lovingly restored traditional bread oven, this is a property that invites you to slow down and enjoy the best of French country living.

Queaux is one of the region's most sought-after villages, known for its friendly atmosphere and lively community events, including popular summer concerts on the banks of the River Vienne and local art exhibitions. The market towns of Lussac-les-Châteaux & L'Isle-Jourdain are just a short drive away, offering supermarkets, restaurants, weekly markets & excellent leisure facilities.

For international buyers, accessibility is another major advantage. Poitiers Airport is just 52 km away, Limoges Airport 80 km, and...

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

Tucked away in a peaceful setting, yet just a five-minute stroll from the village centre and mairie, this charming property offers the perfect balance of countryside tranquillity and everyday convenience. Behind its modest façade lies a surprisingly spacious home, with two independent living areas that provide exceptional flexibility. Whether you're looking for multi-generational living, a main residence with guest accommodation, or the opportunity to generate rental income, this property offers a wealth of possibilities.

The first house opens into a bright fitted kitchen (approx. 11m<sup>2</sup>), equipped with a mixed gas and induction hob, oven and dishwasher. Adjoining the kitchen is a practical pantry (approx. 6m<sup>2</sup>), ideal for additional storage, fridges and freezers.

At the heart of the home is a stunning living room (approx. 28m<sup>2</sup>), full of character and natural light thanks to French doors at both ends. Original tiled flooring, exposed beams and a striking architect-designed fireplace combine to create a warm and welcoming space that is perfect for relaxing or entertaining.

A staircase leads to the first floor, where a spacious landing (approx. 7m<sup>2</sup>) gives access to three attractive double bedrooms, two of which feature built-in wardrobes. The generous family bathroom (approx. 7m<sup>2</sup>) includes both a bath and a separate shower and a bidet, while a separate WC sits conveniently alongside.

The second living area can be accessed from within the main house, but also benefits from its own independent access via French doors opening onto the rear garden or through the barn, making it...

## NOTES