

Beautifully restored stone property with 4 bedrooms, large reception rooms and low maintenance garden



INFORMATION

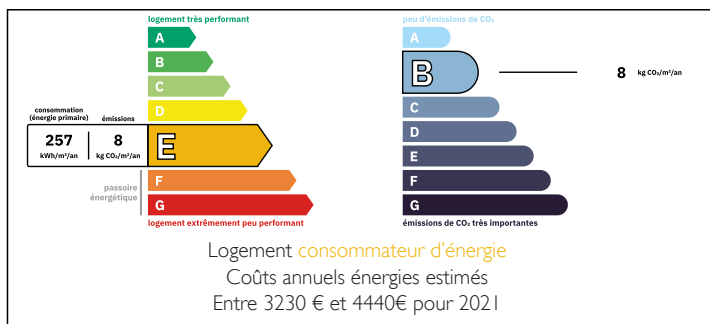
Town:	Savigné
Department:	Vienne
Bed:	4
Bath:	2
Floor:	229 m2
Plot Size:	662 m2



IN BRIEF

This attractive stone property is full of character and is well maintained. The original stone part has two bedrooms, and the more recent annexe, has two further bedrooms. The reception rooms are spacious but homely. The outside space includes an established garden to the side, which is relatively low maintenance, with parking and garden to the front.

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.



DESCRIPTION

GROUND FLOOR

Kitchen - spacious and tasteful fitted kitchen, with island unit and seating area with log burner.

Living/Dining room - beautiful room, with staircase and large glazed unit to the front of the house.

Sitting room - comfortable and homely room with exposed beams and lovely fireplace with log burner.

FIRST FLOOR

Mezzanine area - lovely bright space leading to the bedrooms. Both bedrooms are attractive double rooms, one with exposed stone work.

Bathroom - nicely decorated bathroom with bath, shower, basin and WC.

Attic - approximately 6m x 8m, already boarded out, insulated and plaster boarded. Great potential for additional living accommodation.

ANNEXE (Wheelchair friendly)

Utility/Kitchen - currently used as a utility room, this could easily be used as a kitchen for the annexe.

WC - separate WC with basin.

Hallway - wide hallways leads to the rest of the annexe.

Bedroom 3 - lovely double room with views over the garden.

Shower room with WC.

Bedroom 4/Reception room - this room could either be a lovely double bedroom or used as a sitting room for the annexe.

Conservatory - approximately 3m x 3m, this is an attractive feature to the property, with large doors and electric shutters.

EXTERIOR

There is a parking area to the front of the house and a pretty garden with established shrubs. The rest of the garden is to the side of the property, which is also well established and relatively low maintenance.

BENEFITS

Quality renovation. Full of character. Potential for 2 separate dwellings and/or...

LOCAL TAXES

Taxe foncière: **683 EUR**

Taxe habitation: **EUR**

NOTES