

Attractive hamlet property with 2/3 bedrooms, full of character with garden, barn and woodland



INFORMATION

Town:	Romagne
Department:	Vienne
Bed:	2
Bath:	1
Floor:	107 m2
Plot Size:	2068 m2

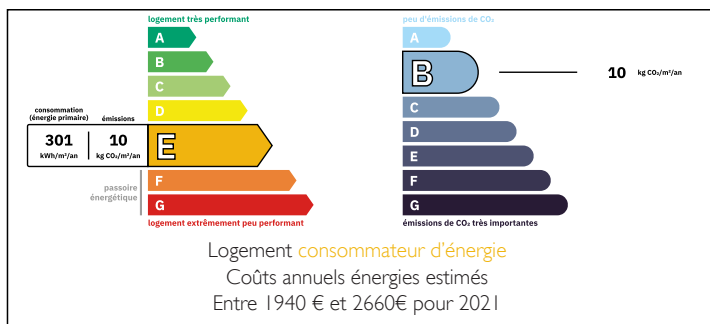
IN BRIEF

This semi-detached property has plenty of charm and offers comfortable living space, garden and large stone barn. Set in a large garden, with a separate plot of woodland about 300 metres walk. In quiet hamlet location.

Land totals 2068m2, 1178m2 of garden attached to the property and separate woodland of 890m2.

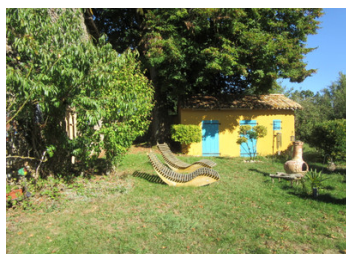


ENERGY - DPE



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 habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR

Kitchen - country style kitchen - 17m2.

Sitting room - attractive room with plenty of original features including an open fireplace and expose beams - 17m2.

Snug/bedroom 1 - cosy room, currently used as an occasional bedroom/dressing room - 13m2.

Bedroom 2 - double bedroom with views of the garden.

Hallway leading to:

Shower room - with large shower, basin and plumbing for washing machine.

Separate WC.

Stairs leading to first floor.

FIRST FLOOR

Master bedroom - spacious and charming room, with exposed beams - 28m2.

Attic space - used for additional storage.

EXTERNALLY

The attractive garden is approached through large gates, with ample space for parking. The house has a private terrace area to the rear and garden to the front. The attractive stone barn offers plenty of storage space. There are also additional smaller stone outbuildings.

There is also a separate plot of woodland of 890m2 approximately 300 metres from the house.

LOCATION

Set in a quiet hamlet, about 3km from the nearest village of Romagne which has a bar, shop with local produce, post office and doctor.

The popular market town of Civray is only 14kms from the house, which offers a large selection of amenities, including shops, bar/restaurants, cinema (films in French and English) and swimming pool (indoor and outdoor, sauna). The historic city of Poitiers is about 44kms from the property and offers a wide range of retail outlets in and around the attractive city centre. There are also a mainline train station and airport. Direct...