

Offer Accepted 2 bedroomed single storey hamlet property with sunny terrace and attached garden.



## INFORMATION

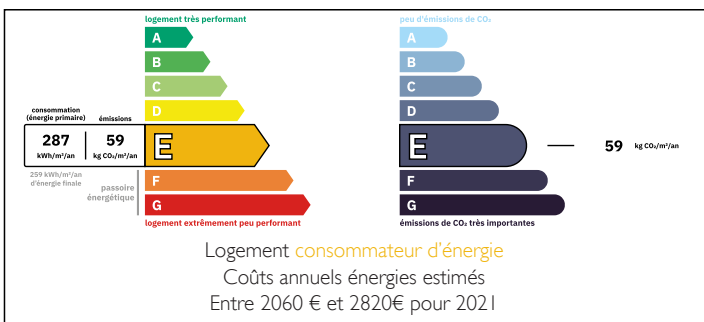
Town:	Saint-Romain
Department:	Vienne
Bed:	2
Bath:	1
Floor:	91 m2
Plot Size:	1507 m2

## IN BRIEF

This delightful single storey detached dwelling resides in a small tranquil hamlet near Saint Romain. It has 2 bedrooms and open living and dining area. Exposed stonework feature separates the kitchen and living space, leading to a lovely terrace perfect for enjoying your morning coffee looking down the lane under the wisteria.



## 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

NOTE: All measurements are approximate

The main door leads into the kitchen (3.18m x 5m) with built in oven and hob all set in pine units. There is ample space for a kitchen table.

The dining and living area (9.24m x 7m) has double doors leading to a lovely secluded terrace.

Off the dining area there are doors leading to the 2 bedrooms (3.34m x 4m and 4.33m x 2.89m) plus the shower room (2.19m x 1.83m) and WC (1.54m x 1.87m).

There is also a door leading to the garden at the side.

Behind the property over a small track is another plot of land, that would be perfect for a vegetable garden, and further down the lane is a woodland plot ripe for exploring.

Opposite the property is a garage and a single room dwelling which is currently used as storage but with some imagination could be renovated into separate accommodation.

## LOCATION

Located in a quiet hamlet, surrounded by beautiful open countryside and woodland the property is a short drive into Saint Romain which has a small grocery shop providing bread and essentials. The hamlet is approximately 12kms from the historic town of Charroux, which is an attractive town with plenty of amenities. The beautiful tower of the Benedictine Abbey is a wonderful feature of the town, together with the covered market. The popular market town of Civray is approximately 16kms away, which is a larger town with twice weekly market, supermarkets, bars/restaurants, swimming pool (indoor and outdoor) and...

## LOCAL TAXES

Taxe foncière: 326 EUR

Taxe habitation: EUR

## NOTES