

Delightful 2 bed cottage with further potential, pretty garden, separate woodland, close to popular village



## INFORMATION

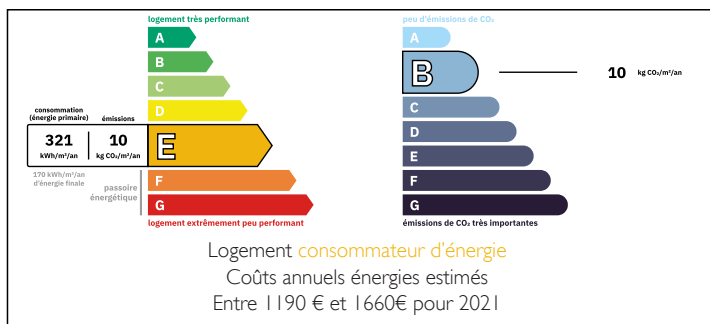
|             |                    |
|-------------|--------------------|
| Town:       | Sommières-du-Clain |
| Department: | Vienne             |
| Bed:        | 2                  |
| Bath:       | 2                  |
| Floor:      | 66 m2              |
| Plot Size:  | 1938 m2            |

## IN BRIEF

This gorgeous detached stone property offers plenty of original features and has been almost completely renovated. There is also further potential to increase habitable space. It has a manageable sized garden with a separate piece of woodland about 400 metres from the property.



## 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

Entrance hall/cloakroom - bright and welcoming space - approx. 5.5m<sup>2</sup>.

Kitchen/diner - very pleasant room with plenty of windows providing a lovely view over the garden. The kitchen consists of attractive fitted wooden cupboards with integrated hob and oven. There is also plumbing for a washing machine. French windows lead out onto the garden - approx. 17m<sup>2</sup>.

Sitting room - lovely room with traditional fireplace and log burner, exposed beams and stunning tiled floor - approx. 20m<sup>2</sup>.

Bedroom 1 - currently used for storage, this is a lovely room with exposed beams. Blocked up doorway could lead into cottage to renovate - approx. 17m<sup>2</sup>.

Shower room with WC - bright and modern shower, basin and WC - approx. 3.5m<sup>2</sup>.

Hallway/stairs - exposed stone wall, this area needs a little finishing off and leads to the first floor.

### FIRST FLOOR

Bedroom 2 - large double bedroom which has been recently renovated to a high standard - approx. 19.5m<sup>2</sup>.

Dressing - with shelving - approx. 3.5m<sup>2</sup>

En-suite shower room - attractive recently renovated shower, basin and WC - approx. 3.5m<sup>2</sup>.

Attic space - there is a further area non-accessible at present, behind bedroom which could also be renovated to create another bedroom.

### COTTAGE TO RENOVATE

This is attached to the main house, with the possibility to create a separate dwelling or incorporate it into the main house.

Previously a dwelling comprising of 2 rooms and a storage area.

Main room - has the original fireplace, two windows, a door and solid floor -...

## LOCAL TAXES

Taxe foncière: **315 EUR**

## NOTES