

UNDER OFFER Beautiful French farmhouse in quiet hamlet with pretty gardens, swimming pool and successful gîte.



INFORMATION

Town:	Valence-en-Poitou
Department:	Vienne
Bed:	5
Bath:	4
Floor:	210 m2
Plot Size:	1700 m2

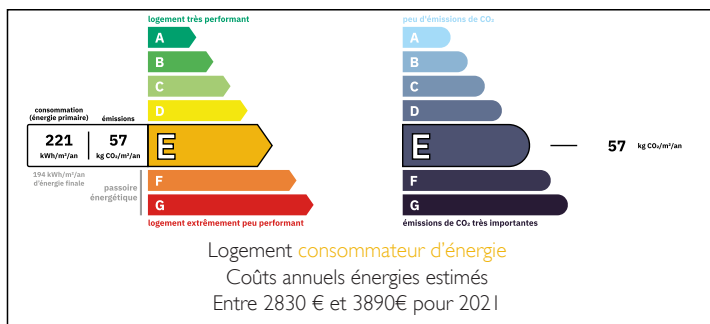
IN BRIEF

UNDER OFFER - This beautiful and well maintained property is ready to move into and enjoy. It retains many original features. The wrap around pretty garden is mature with shrubs, trees, and herbaceous borders, and the property benefits from a large heated salt water swimming pool.

There is a stylish attached 2 bed roomed gîte, with separate entrance, that is well established with occupancy in the summer months.

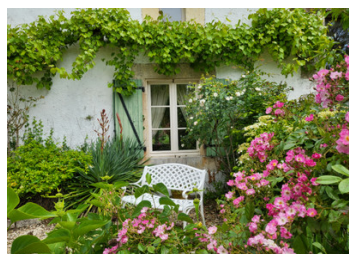


ENERGY - DPE



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

On entering the property from the gravelled pathway you will find the hall way, which has lovely original features like the bullseye window and sink.

To the right is the sitting room and to the left the dining room, ahead of you the hall leads to the kitchen.

Sitting room(5.56m x 5.62m) a lovely room to relax in, with dual aspect, stone flooring, a wood burner and double doors to a sunny terrace.

Dining Room (5.25m x 5.72m) this also has a wood burner and double doors leading to the kitchen.

Kitchen (6.65m x 3.43m) has a tiled floor and is large enough to accommodate a kitchen table and has double doors giving access to the garden.

Off the kitchen is the Utility Room (2.51m x 3.44m) which holds the oil fired central heating boiler and hot water tank and a range of fitted cupboards.

Back into the hallway and up the stairs there is a split landing with 2 bedrooms to the right, one of which is ensuite, and 1 bedroom, a bathroom and storage room to the left.

Bedroom 1, at the end of the hall way (Overall 3.62m x 5.69m but includes the ensuite), has double glazed windows and a radiator. The ensuite (3.41m x 1.58m) has a shower cubicle.

Bedroom 2 (4.21m x 3.47m) has a double glazed window and radiator.

Across the stairs to the other hall way there is

Bedroom 3 (3.78m x 3.50m) with double glazed window and radiator.

The bathroom (1.81m x 2.41m)...