

**UNDER OFFER** Wonderful calm, rural spot for this 3-bed family house



## INFORMATION

|             |          |
|-------------|----------|
| Town:       | Bouresse |
| Department: | Vienne   |
| Bed:        | 3        |
| Bath:       | 1        |
| Floor:      | 100 m2   |
| Plot Size:  | 20474 m2 |

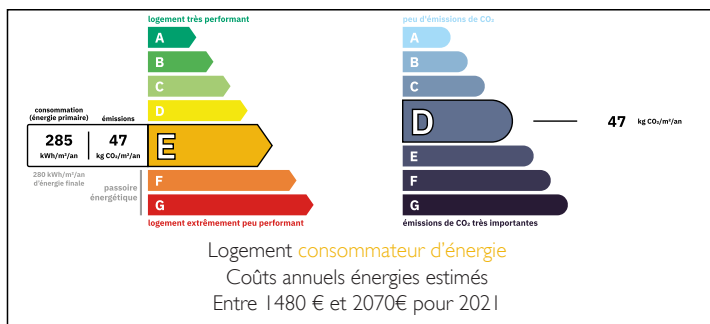
## IN BRIEF

This single storey farmhouse with three bedrooms is nestled in a very peaceful hamlet near Bouresse. It was built between 1979 and 1981 and the bathroom has been recently updated. It offers a completely habitable clean house, a good size for a family, with a massive 400m<sup>2</sup> of outbuildings, which include a little house to renovate which is currently four rooms and about 50m<sup>2</sup> but has an attic above which it would probably be possible to incorporate. The other outbuildings include two large barns and two large hangars, a pig sty and chicken house, as well as garages and other useful spaces.

The village of Bouresse is about 2 km away and has a little supermarket, a restaurant, an excellent baker, a hairdresser and a post office & a large builders merchant just outside the village....



## ENERGY - DPE



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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

The house is set back from the road with only two or three neighbours in the hamlet so very little passing traffic. From the front door is an entrance hall (approx. 9m<sup>2</sup>), on the left of which is the sitting/dining room (approx. 26m<sup>2</sup>) which has the wood-burning fire for warmth and atmosphere in the winter. The kitchen (approx. 13m<sup>2</sup>) is just off the sitting/dining room and has some fitted cupboards. Beyond the kitchen is the back kitchen/utility (approx. 14m<sup>2</sup>) which houses the oil-fired boiler which powers the central heating, the water softener, which is a huge boon in this area of relatively hard water, a washing machine, a sink with double bowl and drainer, and currently an extra cooker and fridge and a huge armoire (cupboard) making this an extremely useful room, and given its position in the house, the current owners use this room as an entrance into the house. The other side of the kitchen is a study (approx. 6.4m<sup>2</sup>) which has room for a desk and filing cabinets. Internet is currently via ADSL, but fibre optic is available in the village and will soon be brought to this hamlet.

Beyond the study is the separate loo (approx. 2m<sup>2</sup>) and the recently renovated bathroom (approx. 7m<sup>2</sup>) with a large shower, a bath, double basin and bidet. There are three bedrooms (respective approximate sizes are 11.5m<sup>2</sup>, 10.5m<sup>2</sup> and 10m<sup>2</sup>) and a passageway linking them to the bathroom and loo. Drainage is to a septic tank...

## LOCAL TAXES

|                  |         |
|------------------|---------|
| Taxe foncière:   | 821 EUR |
| Taxe habitation: | EUR     |

## NOTES