

UNDER OFFER ACCEPTED -Charming 10-room house including gite in secluded hamlet with large enclosed grounds.

EXCLUSIVE



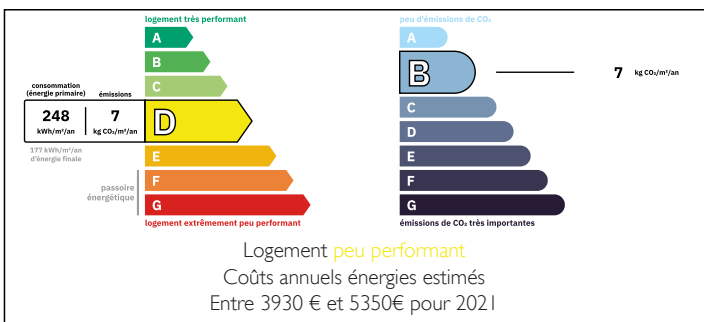
## INFORMATION

Town:	Asnois
Department:	Vienne
Bed:	4
Bath:	2
Floor:	280 m2
Plot Size:	7713 m2

## IN BRIEF

Discover this exceptional property, a tranquil haven set within a 12 000m<sup>2</sup>. The charming stone and wood house boasts spacious rooms filled with natural light. The luxurious 50 sq.m master suite with en-suite bathroom is a true retreat. The fully equipped kitchen flows seamlessly into the dining room, perfect for hosting gatherings. The meticulously landscaped garden provides ample space for your personal touch. Outbuildings, including barns, a garage, and a carport, offer endless possibilities. The expansive land allows for a vegetable garden, a swimming pool, or any other amenity you desire. Located in a peaceful hamlet, close to all amenities (Charroux, Ruffec, Civray), this property is a must-see."

## 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

The property comprises

- Entrance hall: 12,04m
- Fitted kitchen with central island: 31,70m<sup>2</sup> (with wood burner)
- Dining room: 37m<sup>2</sup> (37m<sup>2</sup>)
- Sitting room: 32m<sup>2</sup>
- Landing with entrance door: 12,52m<sup>2</sup>
- WC: 1,44m<sup>2</sup>
- WC: 1,89m<sup>2</sup>
- Utility room: 5,23m<sup>2</sup>
- Bedroom 3: 10,52m<sup>2</sup>
- Kitchen 2: 25, 75m<sup>2</sup>
- Bedroom 1: 13m<sup>2</sup>
- Bedroom 2: 22m<sup>2</sup>
- Shower room: 5,46m<sup>2</sup>
- Landing + office area: 12,52m<sup>2</sup>

## LOCAL TAXES

Taxe habitation: EUR

### I FLOOR

- Bedroom 4: 50m<sup>2</sup>
- Bathroom + wc: 5,81m<sup>2</sup> Outside

### OUTSIDE

- A 7713m<sup>2</sup> flower garden with trees and fencing
- A barn, stable, garage and carport.

Asnois is a picturesque little village 6 minutes from the village of Charroux with its cafés, chemist, restaurant and grocery shop.

Also 10 minutes from the town of Civray and all amenities.

As you can see, there are two entrances with two kitchens, which would be ideal for a gite or second home.

Heating is provided by 2 wood burning stoves and electric heaters.

Double glazing throughout.

Septic tank up to standard (shared with neighbour).

Wall and attic insulation.

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Information about risks to which this property is