

Pretty country house with 3 bedrooms, garage, barns and garden in a peaceful hamlet.



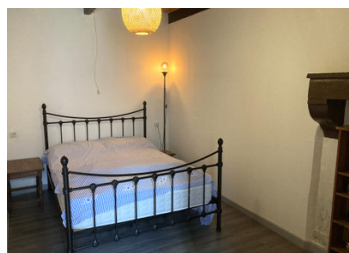
INFORMATION

Town:	Payroux
Department:	Vienne
Bed:	3
Bath:	1
Floor:	96 m2
Plot Size:	2530 m2

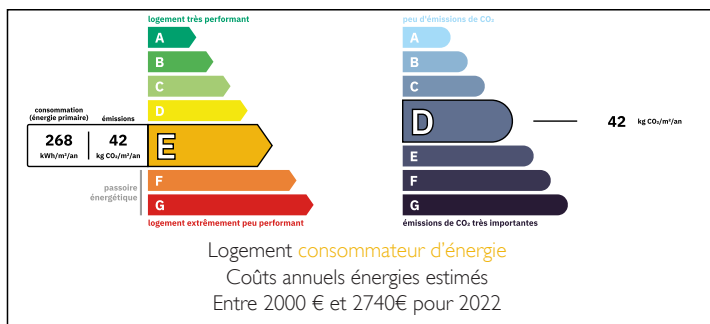
IN BRIEF

****Under offer**** A traditional stone house with 3 bedrooms, living room, modern tiled kitchen and bathroom all on the ground floor. The numerous barns/outbuildings are great for storage or perhaps could be developed into a gîte.

With a large back garden and located in a peaceful hamlet surrounded by gorgeous countryside could this pretty property, sold furnished, be the perfect escape you're looking for ?



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 foncière: 333 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The front door welcomes you into the large kitchen with units on either side of the room. Turn left and you enter the fabulous living room with cosy wood burning stove in the attractive fireplace, comfy seating area and plenty of space for a dining table and chairs too.

Continue through the living room to bedroom number 1 (12.5m²) with a window overlooking the back garden and original beams in the ceiling.

Turn right from the front door and you enter a corridor, with huge storage cupboard and window to the front of the property that leads to the 2 remaining bedrooms (10.9m² & 10m²). Originally this space would have been one large room (mirroring the existing lounge) with fireplace, perhaps the interior designer in you will consider turning this into a huge master bedroom with ensuite?

Behind the kitchen is the bright bathroom with walk-in shower, bidet, sink and the washing machine. Next door is the separate wc.

The back door leads out to a lean-to rear porch perfect for your outdoor boots/clothing which continues out to the large back garden. Mainly laid to lawn there are a number of mature fruit trees, pears, apples, plums and peaches, as well as access to the small road leading to the hamlet.

The attic above is an unused space currently but there are already 2 small existing window spaces and a larger door/window that would be ideal if you wanted to develop this level into more...