

Exquisite townhouse with 6 bedrooms, outbuildings and a lovely walled garden

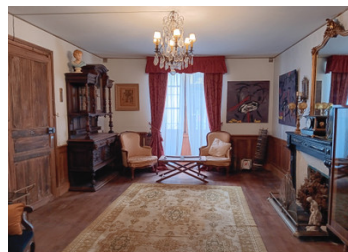


INFORMATION

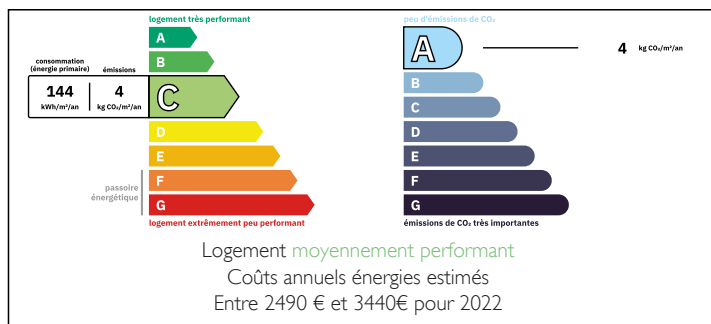
Town:	Civray
Department:	Vienne
Bed:	6
Bath:	2
Floor:	309 m2
Plot Size:	730 m2

IN BRIEF

This stunning townhouse offers spacious rooms, with original features throughout. It retains the elegance and character of a period property. Located just a short walk from the centre of the popular and attractive market town of Civray.



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 - impressive entrance hall with wooden panelling and lovely staircase. Door at the rear leading into garden.

Reception room - with wooden panelling and beautiful fireplace.

Sitting room - stunning room with large French windows leading onto the terrace. Fireplace with log burner.

Kitchen - in keeping with the style of the property, with lovely flagstone floor.

Utility room (Scullery) - real sense of history, with flagstone floor and original sink. Door into garden and staircase.

Office - beautiful room with bespoke wooden cupboards, fireplace with log burner.

Dining room - bright room with large windows.

FIRST FLOOR

Main staircase leads to spacious and bright landing. From the main landing there are four large double bedrooms, all decorated tastefully and in keeping with the style and period of the property. There are plenty of original features, including fireplaces, beautiful floorboards.

One bedroom has a shower and basin.

Family bathroom - includes a bath with overhead shower, bidet, basin and WC.

Stairs from the utility room lead to two further bedrooms, both large enough for a double bed. One has a basin the other a basin and WC.

SECOND FLOOR

There is a large attic with existing windows. The area has been plaster boarded and could possibly be converted into further living accommodation, if required.

BENEFITS

Period property. Full of original features. Recently installed central heating. Spacious rooms. Short distance to town centre. Mains drainage. Contents negotiable.

LOCAL TAXES

Taxe habitation: EUR

NOTES