

Beautiful 2 bedroomed house needs no work, with attached garden, sought-after village, garage, covered terrace

EXCLUSIVE



## INFORMATION

Town:	Queaux
Department:	Vienne
Bed:	2
Bath:	1
Floor:	81 m2
Plot Size:	235 m2

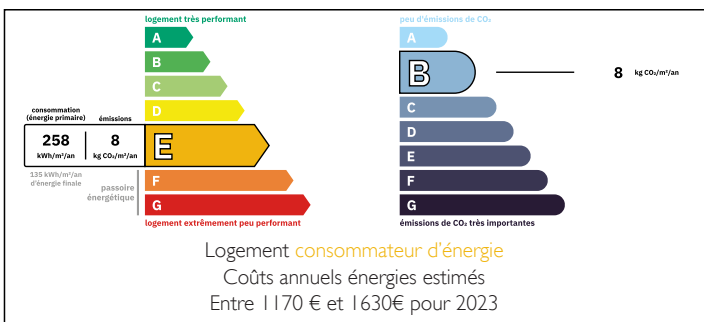
## IN BRIEF

Located a few minutes walk from the centre of the village, this charming house has been lovingly renovated to provide a comfortable modern home with some enchanting character features. As well as the lovely attached garden with a sunny terrace and a shaded terrace for eating, there is a useful garage (and even the possibility to buy a little car). A short walk away is a piece of woodland (540m<sup>2</sup>) near the river, to encourage you to get out into nature and feel the calm serenity that will help you live a long and happy life.

There is a lot going on in the village all year round so this would make an ideal permanent home, but is also a good lock-up and leave holiday home. You can swim in the river and enjoy the wonderful, free concerts...



## 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

Access is from the garden and the glazed door brings you directly into the kitchen and dining room area (approx. 24m<sup>2</sup>) which is a lovely bright, sunny room with views over the valley. The kitchen has a, induction hob, and electric oven, a ceramic sink and a small dishwasher. In the dining area, there is a traditional Poitevine fireplace with an insert wood-burner, for warmth and ambience. Down two steps bring you into the living room (approx. 21m<sup>2</sup>) which is large and peaceful room with windows on both sides, meaning that it gets the sun all day long. A wooden staircase leads to the first floor, where you will find the main bedroom to your left (approx. 16m<sup>2</sup>) with a window to the road, and up a couple of steps the second bedroom (approx. 13m<sup>2</sup>) with a skylight. Both these rooms have some limited headroom but are spacious enough for it not to be a concern.

The lovely shower room is off the downstairs room and there is an additional outside toilet with a basin. Both the toilets have the benefit of a rain-water flushing system.

The garden is west facing and very private. There are lots of options for sitting in the sun or the shade, with a gorgeous shelter for outdoor meals. The size of the garden means keeping it looking good is not too arduous. At the end of the garden is the spacious garage so as well as storing your car...

## LOCAL TAXES

**Taxe foncière: 778 EUR**

**Taxe habitation: EUR**

## NOTES