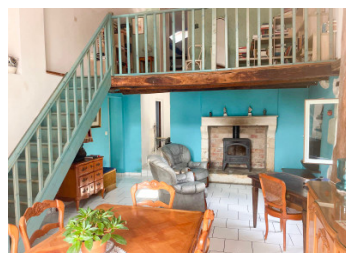


Cozy three-bedroom house within an equestrian estate



INFORMATION

Town:	Fleix
Department:	Vienne
Bed:	3
Bath:	1
Floor:	95.6 m2
Plot Size:	1559 m2



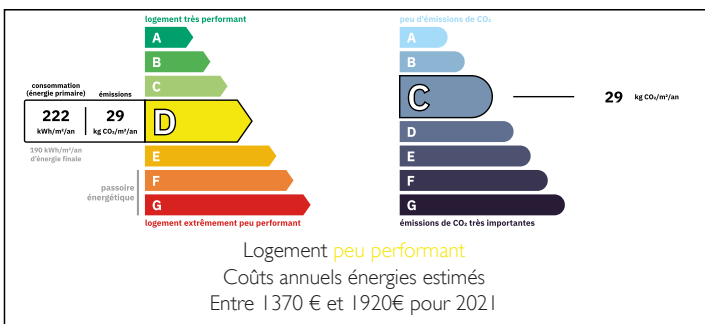
IN BRIEF

This is a well-proportioned, compact post-war house where space has been optimised to offer comfortable space in quiet countryside, benefiting from a private garden and land. This property would make a lovely home for a young family or a great lock-up and leave holiday home in a secure setting.

The property built in 1949 is located within a larger estate, sharing the entrance gate with the main house, and has use of additional outside space. There is also an option to purchase a small outbuilding which could be developed into additional accommodation, a studio/workshop, or storage space. The house is well equipped and in good state of decor but may need some updating which could be done gradually.

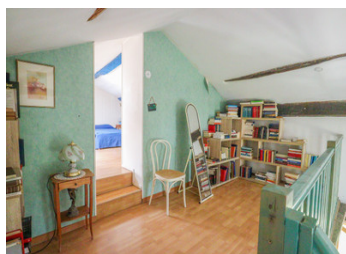
The estate is very close to Chauvigny, with access to schools and all services needed for daily living, and only...

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 house is accessed via a shared driveway and has front and back entry doors. The main entrance is through the garden which is laid to lawn and offers a private corner for relaxation and perfect for summer enjoyment.

This a deceptively spacious and bright house with a comfortable lounge/dining area features a wood burning stove and French doors leading to the garden. The kitchen is a good size, modern space with a basic set-up but could be easily turned into a practical family kitchen.

Downstairs there are two well-proportioned bedrooms and a modern shower room and separate toilet. Upstairs, there is a mezzanine with a library and a smaller bedroom in the loft area.

The property will benefit from the use of the courtyard space between the house and the stables and outbuildings. There's also an option to purchase, for a nominal fee, an additional stone building which would need complete renovation and development.

Fleix is a quiet village in the Poitevine countryside just a 12-minute drive from Chauvigny, a bustling town with a rich medieval history on the river Vienne. Chauvigny boasts several supermarkets and a full array of shopping options in every category, as well as schools, banks, chemists, bakeries, a theatre and a good assortment of restaurants and bars. The town is crowned by a stunning, although ruined, medieval castle and its medieval city hosts a yearly medieval festival. Chauvigny's weekly Saturday market is one of the largest...

LOCAL TAXES

Taxe habitation: EUR

NOTES