

Country house with three bedrooms in a beautiful setting with lots to offer



INFORMATION

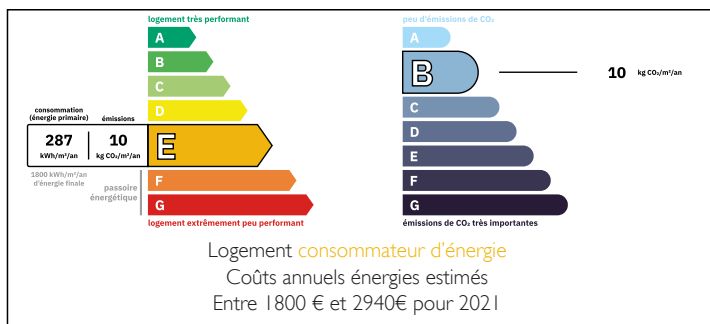
Town:	Charroux
Department:	Vienne
Bed:	4
Bath:	1
Floor:	117 m2
Plot Size:	2275 m2

IN BRIEF

Close to Charroux and Civray in the beautiful Vienne region this country house has lots of space with three/four bedrooms. The magnificent garden surrounds the property with mature trees and open space. There is a large hangar as well as other large stone outbuildings.



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 habitation: EUR

NOTES

DESCRIPTION

This traditional stone house was extended in the 1960s to give extra bedroom and kitchen/diner space.

The neat kitchen is fitted with an oil fired range and has space for a dining table. The large old kitchen is now used as a dining/reception room and leads to another further room that is currently used as a downstairs bedroom. This large room has access to the rear garden through a glass panelled door.

Leading off from the kitchen is a small hallway with a cupboard under the stairs that houses the hot water heater. There is also a WC off the small hallway and a door to the rear garden.

Upstairs there are three more bedrooms and a bathroom with bathtub and shower.

Outside the large lawned garden with mature trees surrounds the property on with large gates allowing access from the road.

The outbuildings include a large hangar/workshop that is also used as a garage and a further ancient building next to the house.

The small town of Charroux is a few kilometres away and there are shops and bars/cafes here. A little further is the larger busy town of Civray with its twice weekly markets and large range of shops, bars, cafes and restaurants.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>