

Elegant, well presented 3 bedroomed home in beautiful French countryside with a generous amount of land.



INFORMATION

Town:	Savigné
Department:	Vienne
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	24282 m2

IN BRIEF

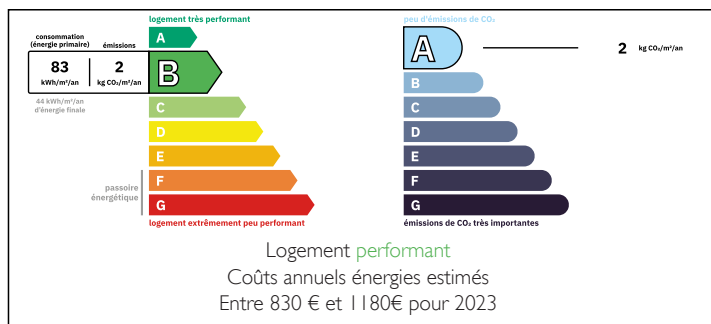
This is a must-see property. Get ready to unpack your cases and start living the French life you have been dreaming of. We present to you a stunning, recently renovated to a high standard 3 bedroomed property, it's the ideal setting for a holiday home or main residence. Situated in a small hamlet, surrounded by beautiful countryside, close to a popular market town.

A short drive away from the pretty market town of Civray which has a good selection of amenities and is just under 3kms from large supermarket.

Ideally situated 60kms from Poitiers Airport and 85 kms from Limoges airport.

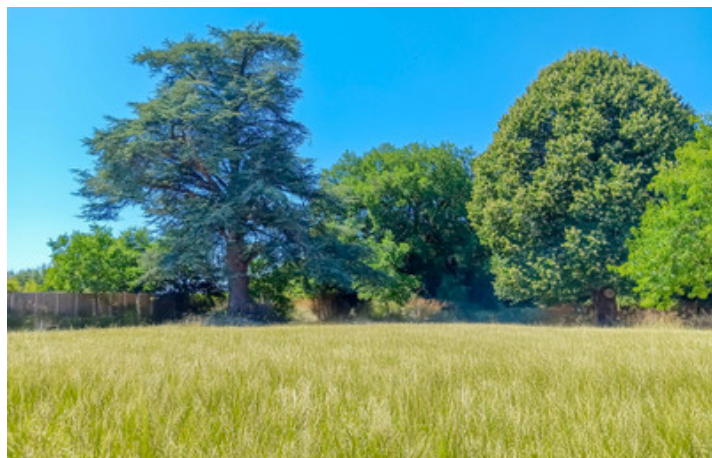


ENERGY - DPE



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

Ground Floor:

Entrance to the property is through a bright entrance hall with a cloakroom off to the side, with WC and basin. To the right you will find an impressive modern kitchen to include a spacious dining island and to the left a bright and good-sized sitting room with a feature fireplace and log burner. Both downstairs rooms have patio doors leading onto the garden. There is underfloor heating downstairs, air conditioning and effective lighting.

First Floor:

Upstairs, via the large spacious wooden staircase, there are three double bedrooms, the master bedroom features beams and has it's own ensuite shower room. All 3 bedrooms have air conditioning units. There is a good sized well appointed family bathroom with bath with overhead shower, WC, double sink unit and large electric towel rail.

On the next floor there is a large insulated attic with feature beams and velux windows.

Exterior:

An impressive gravelled courtyard welcomes you as you enter via the electric gates. The courtyard has large stone outbuildings to the left, including a barn (with new roof) as well as a large open barn, ideal for outdoor entertaining. The grounds also include a garden to the rear, a paddock and large field.

The house is equipped with a septic tank system for waste management.

LOCATION

The property is situated close to the popular market town of Civray, with a twice weekly market, various bars/restaurants, shops, bakeries, supermarkets, heated swimming pool (outdoor and indoor) with sauna and...