

Pretty detached property with large plot of land in rural location.

## EXCLUSIVE

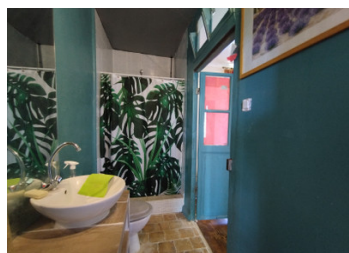


## INFORMATION

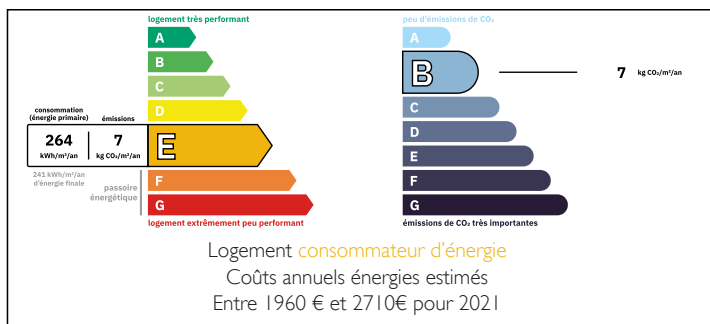
|             |                     |
|-------------|---------------------|
| Town:       | Brigueil-le-Chantre |
| Department: | Vienne              |
| Bed:        | 4                   |
| Bath:       | 2                   |
| Floor:      | 163 m2              |
| Plot Size:  | 8000 m2             |

## IN BRIEF

Family home surrounded by countryside, 4 bedrooms, two bathrooms, large open plan kitchen, dining room and lounge. large plot of land and views across the countryside.

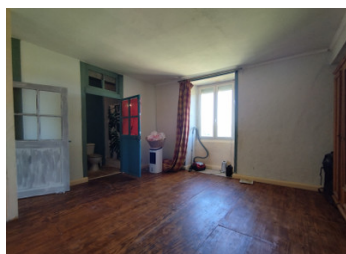
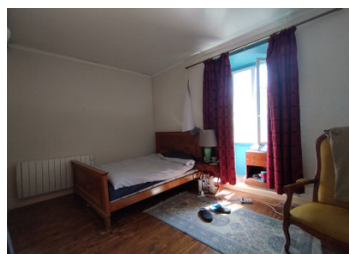


## ENERGY - DPE



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

This pretty french house has a unique style and quirkiness that although needs some updating should be seen to be appreciated. When you enter the home from the front entrance door you step down into the lounge area with a log burning stove framed by a 16th century inglenook fireplace. The middle section of this floor provides the dining area leading to the open fitted kitchen with doors to rear terrace. The dining area also gives access to the ground floor shower room with wc, Japanese style bath and shower. The staircase from the dining area leads you to the first floor galleried landing accessing Bedroom 1 (7m x 4.75m) dual aspect windows overlook open farmland to the rear. Bed 2 (4.2m x 4.7m) overlooks the rear and has shared access to a shower room also accessible from the landing. Bedroom 3 (4m x 2.9m) overlooks the front aspect of the property. Stairs from the galleried landing lead you to a second floor bedroom (4.9m x 3m of usable floor space) into the eaves once again overlooking the rear into open farmland.

The outside and to the front has a covered area for storage or possibly a carport. to the side and rear there is ample parking on the grass and access to the rear of the property.

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

## LOCAL TAXES

**Taxe foncière: 756 EUR**

## NOTES