

Characterful 1 bed property with a guest house, land and outbuildings set in a tranquil hamlet

EXCLUSIVE



INFORMATION

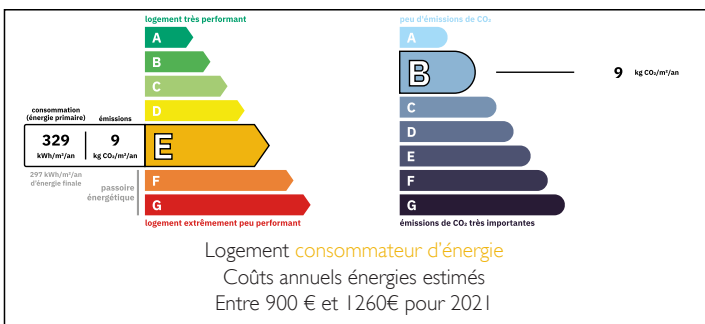
Town:	Vicq-sur-Gartempe
Department:	Vienne
Bed:	2
Bath:	2
Floor:	125 m2
Plot Size:	5272 m2



IN BRIEF

Two beautifully restored 1 bed properties with outbuildings, set in a quiet hamlet, ideal for holidays or renting out in the summer months. The main house consists of a large kitchen/dining room and a spacious living room which has a feature fireplace with a wood burner. On the first floor is a beautiful bedroom with original features and a delightful ensuite bathroom. To the outside there is a large garden and outbuildings, including a large barn and a guest house which has a family bathroom, corner kitchen and living room with feature fireplace and an ornate spiral staircase leading to a bedroom and ensuite wc with wash basin. The nearest villages with a bakery and bars etc. are only a couple of minutes away and towns with a supermarket are less than 10mins by car. The property is...

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

Two beautifully restored 1 bed properties with outbuildings, set in a quiet hamlet, ideal for holidays or renting out in the summer months. The main house consists of a large kitchen/dining room and a spacious living room which has a feature fireplace with a wood burner, hand made floor tiles, exposed stone walls and wooden beams. On the first floor is a beautiful bedroom with original features and a delightful ensuite bathroom. To the outside there is a large garden and outbuildings, including a large barn and a guest house which has a family bathroom, corner kitchen and living room with feature fireplace and an ornate spiral staircase leading to a bedroom and ensuite wc with wash basin.

The nearest villages with a bakery and bars etc. are only a couple of minutes away and towns with a supermarket are less than 10mins by car, including the historical thermal spa town of La Roche-Posay, which is teeming with restaurants and cafes and is famous for its thermal bath cures and spa centres that use the exceptional qualities of the natural spring water for their treatments and products produced locally. It also boasts a casino and racetrack - with about six race meetings per year, tennis courts and even has its own golf course and cinema! .

LOCAL TAXES

Taxe habitation: EUR

NOTES

The property is easy to access via airports at Poitiers (50km) and Tours (80km), the nearest TGV station (Paris 1h20) and autoroute (A10) Paris/Bordeaux are 25km away at Châtellerault.

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