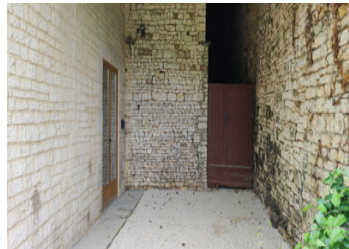


Renovated three bedroom, four bathroom spacious house with barn, well and garden.



INFORMATION

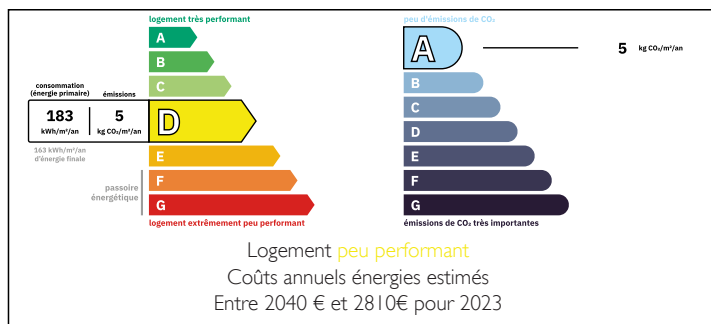
Town:	Brux
Department:	Vienne
Bed:	3
Bath:	4
Floor:	243 m2
Plot Size:	936 m2



IN BRIEF

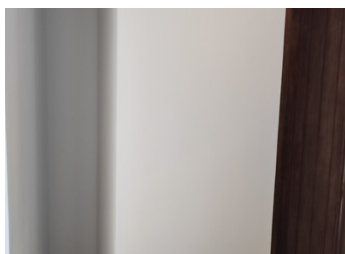
This three bedroom, four bathroom stone house has been renovated throughout and offers clean, spacious living accommodation in a quiet location, but within easy reach of amenities and the main road for travel north or south. This is a must see quickly to avoid disappointment.

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.



NOTES

DESCRIPTION

Entrance 5m² with space to hang coats
 Shower room 4m² comprising of shower, wash basin and WC
 Room 17m²
 Lounge 37m² with wood burning stove
 Kitchen / dining room 36m² with wood burning stove that serves the central heating on the ground floor.
 Room 30m² stairs leading to first floor and door leading to barn 56m²

1st floor

Mezzanine 13m²
 Passageway 14m² with storage cupboards
 Bedroom 23m² with ensuite shower room with WC 4.5m²
 Bedroom 14m² with ensuite shower room and WC 3.5m²
 Bedroom 29m² with ensuite bathroom 12m² comprising of bath, WC, wash basin and walk-in shower

Outside :

Within the walled garden :

Well

Bread oven which requires renovation before use

Room next to bread oven 18m²

Wood store 8m²

To the front of the property an open barn with access to the entrance door and a door to the barn 21m²

Across the lane a small piece of grassland

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