

A magnificent 4 bedroom hamlet property with approx 4 acres of land



INFORMATION

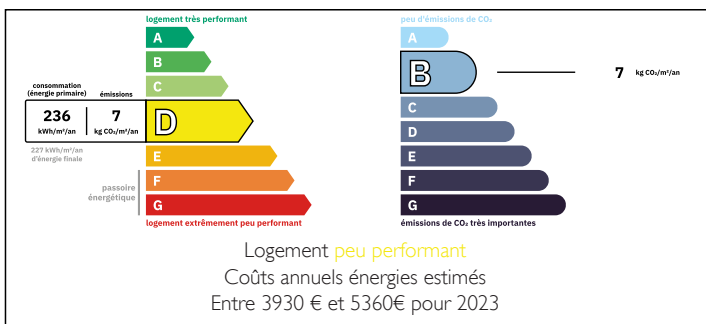
Town:	Brigueil-le-Chantre
Department:	Vienne
Bed:	4
Bath:	4
Floor:	240 m2
Plot Size:	15890 m2

IN BRIEF

Nestled at the end of a hamlet and being very quiet you will find this renovated property offering a main house with 2 bedrooms with en-suites and a further two separate self contained bedrooms currently used as a successful bed and breakfast business. A large 98m2 barn is attached to the house and approx 4 acres of attached land sits out the back - ideal for horses or a smallholding.



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

The main house

Enter the front door into a large open plan area comprising of

Kitchen 4.9m x 4.2m - beautifully fully fitted modern style

Dining room area 4.5m x 3.3m

Living room 10.5m x 4.5m - wood burning stove and a pellet stove providing under floor heating downstairs

Door to bedroom 1 5.9m x 4.4m with en-suite shower room 1.8m x 2.9m

Utility room 2.4m x 3.9m

Store room for wood and pellets 3.8m x 3.2m

Stairs from the living room

Large mezzanine 6.1m x 10.2m currently being finished - maybe an office area / library

Workshop / craft room 5.9m x 2.2m

Bedroom 2 5.3m x 4.8m with en-suite shower room 3m x 1.7m

Attic space of 6.6m x 4.9m - possibility to create more rooms as required

Attached to the house with separate front doors

Bedroom 3 6.3m x 5.4m with wood burning stove, living / dining area - bathroom 2.1m x 1.8m

Bedroom 4 5.3m x 6.3m with wood burning stove, living / dining room area - bathroom 2.6m x 2.1m

Attached to the main house is a barn 12m x 8.2m

Opposite the house is a terrace / covered area that can be used to park a car or just sit out of the summer sun - 4.8m x 4.6m

Wood store 3.1m x 4.4m

There is an upstairs that can be utilised if required also

Land attached mainly to the back and side - hedgerow and tree lined - not fully fenced

Windows - double glazed

Fosse septique...

LOCAL TAXES

Taxe foncière: **784 EUR**

Taxe habitation: **EUR**

NOTES