

Elegant and spacious four bedroom property close to all the amenities of Civray.



INFORMATION

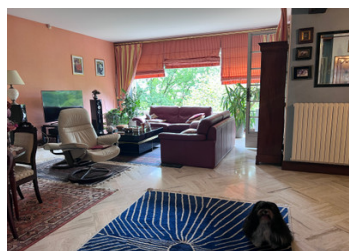
Town:	Civray
Department:	Vienne
Bed:	4
Bath:	3
Floor:	275 m2
Plot Size:	4024 m2

IN BRIEF

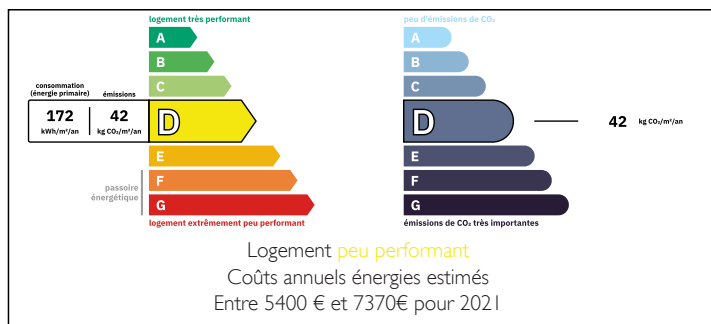
This impressive property gives an opportunity for working and living close to the busy market town of Civray.

The house benefits from generous interior spaces and versatile rooms that could be adapted for a variety of uses.

The business space offers a reception and waiting rooms, which could easily be transformed into an office, studio, or additional living accommodation.



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 property is accessed through modern electric double gates or a single gate which along with the hedging give privacy to the front of the house.

The front door leads to an elegant hallway with tiled floor and an impressive staircase of polished wood with iron-work railings.

Glass doors from the hallway lead to the main living area of 80 square metres which has a window to the front garden and a magnificent huge feature window that looks over the trees to the rear of the property.

This open plan living space includes, dining and office space but can be configured to a variety of uses.

At the rear of main living area, the enclosed balcony with electric sun shade is 12 metres long and 2.75 metres wide. There are glass doors to the living area, the dining area and the bedroom area for all year round living, dining and entertaining.

Double doors lead to the larger kitchen/dining area with a small back kitchen. A hallway from here leads to the principal bedroom which has doors opening out to the veranda and a bathroom with access from the bedroom and from the main entrance hall.

From this inner hallway a door leads downstairs to the garage. Accessed from the driveway via electric doors there is ample space for two cars at the front of the garage and more at the rear. There is a useful cave at the bottom of the steps from the house. At the...

LOCAL TAXES

Taxe foncière: 2367 EUR

Taxe habitation: EUR

NOTES