

Stone cottage offering three ensuite bedrooms, garden and outbuildings with bread oven in quiet hamlet



## INFORMATION

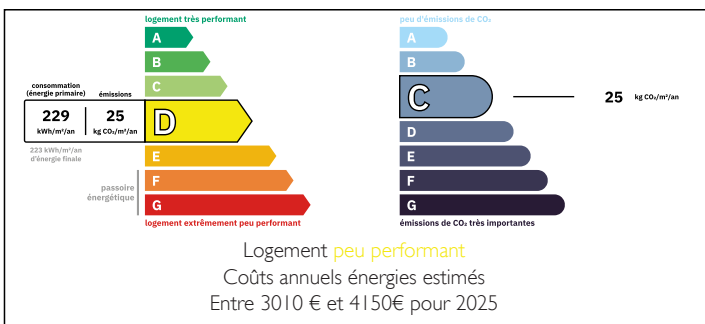
Town:	La Chapelle-Bâton
Department:	Vienne
Bed:	3
Bath:	3
Floor:	176 m2
Plot Size:	855 m2



## IN BRIEF

Beautifully restored charentaise stone cottage, full of character, offering three ensuite bedrooms, large open plan living space and a separate lounge with mezzanine which could serve as a small fourth bedroom or home office, outbuildings and a landscaped well stocked garden, just 8km from the twice weekly market town of Civray. Civray also offers a cinéma, aqua centre, theatre, cafés, restaurants and supermarkets. The vibrant and historic village of Charroux is also only 4km.

## 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

Ground floor.

Open plan living area 64m<sup>2</sup> with charentaise stone fireplace, featuring handmade delft tiles and woodburning stove, open onto fully equipped and fitted kitchen comprising of oven, vitro-ceramic hob and extractor hood.

Separate lounge with wood burning stove 33m<sup>2</sup> and stairs leading to a mezzanine of 13m<sup>2</sup>

Utility room 8m<sup>2</sup> with sink and space for both washing machine and dishwasher leads to :

W.C. with wash hand basin 3m<sup>2</sup> and boiler cupboard

1st floor (stairs from living room)

Landing 9m<sup>2</sup> wood floor

Bedroom 1 15m<sup>2</sup> wood floor and ensuite wet room 6m<sup>2</sup> offering walk-in shower, wash basin and W.C. Electric heated towel rail.

Bedroom 2 9m<sup>2</sup> wood floor and ensuite bathroom 5m<sup>2</sup> comprising of corner bath, wash basin and W.C. Electric heated towel rail.

Bedroom 3 14m<sup>2</sup> also with wood floor and ensuite shower room 7m<sup>2</sup> offering walk-in shower, wash basin and W.C. Electric heated towel rail.

This house benefits from full gas central heating, double glazing and all the modern conveniences.

Outside

Stone buildings and bread oven totalling 36m<sup>2</sup>

Attached and enclosed courtyard and cottage garden and off street parking

This property benefits from a fast internet provided by Starlink

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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 habitation: EUR

## NOTES