

Detached four bedroom stone house with outbuildings and garden



INFORMATION

Town:	Chaunay
Department:	Vienne
Bed:	4
Bath:	2
Floor:	214 m2
Plot Size:	2618 m2

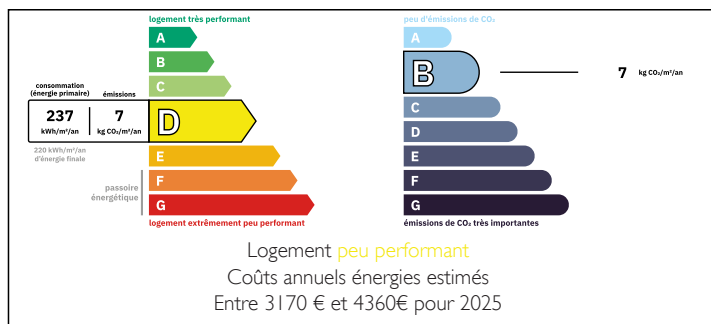


IN BRIEF

Detached stone farmhouse offering four bedrooms, one of which is on the ground floor along with a shower room and WC. Plenty of living space and a mezzanine which could be refurbished to make another bedroom or office space if needed. An attached garden and plenty of parking space for four vehicles, this property has barns and other outbuildings just across the lane, along with a piece of land, currently used for chickens, but would make a great veggie garden. Pellet burning for the central heating, which is underfloor on the ground floor, double glazing and a new roof means the big jobs are done.

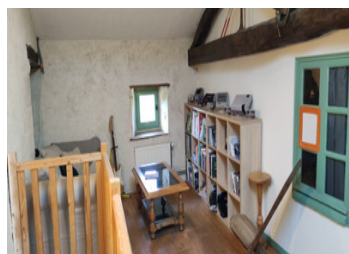
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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 710 EUR

NOTES

DESCRIPTION

Ground floor :

Entrance with flagstone floor 13.6m²

Lounge with woodburning stove 33.6m² stairs to first floor

Kitchen recently fitted with a selection of units, induction hob, extractor hood and dishwasher 14.8m²

Pantry 10.2m²

Bedroom 14.7m²

WC with wash hand basin 2m²

Shower room 2.2m²

Boiler room 9.5m²

Upstairs :

Landing / office space 18.8m²

passageway 10m²

bedrooms 12.2m², 12.1m² and 10.8m²

Bathroom 7.4m² consisting of corner bath, shower and twin wash basins

WC 1.2m²

Mezzanine : 23m²

Outside :

Garden to the front of the property and just over the lane another garden, currently used as a large chicken run, but would make a great veggie garden and place for fruit trees.

Several outbuildings 15m², 13m², 43m², 51m², 24m² and 50m²

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