

Charming riverside home with garden, character interiors and village amenities on foot — Exideuil-sur-Vienne



INFORMATION

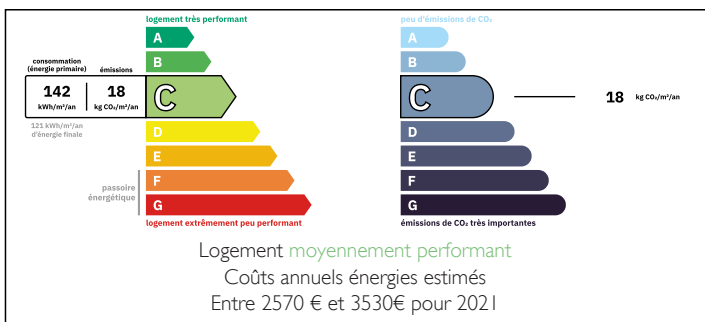
Town:	Exideuil-sur-Vienne
Department:	Charente
Bed:	3
Bath:	4
Floor:	256 m2
Plot Size:	1118 m2

IN BRIEF

In the heart of Exideuil-sur-Vienne, this charming property combines the warmth of an old stone house with the comfort of a tasteful modern renovation. Full of authentic features — exposed beams, stone walls, and a woodburner — the interior is light-filled and elegantly decorated, offering an immediate sense of calm and quality.. Shops, café, bakery, pharmacy and a train station are all accessible on foot — a rare combination of convenience and a riverfront location. A perfect blend of character, comfort and convenience — ideal as a permanent home or a lock-up-and-leave holiday property.

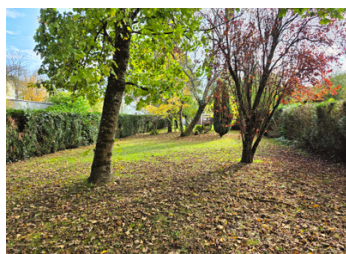


ENERGY - DPE



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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: 927 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR:

Living room (46.62m²) – bright and spacious, full of charm with exposed stone walls, beams and a woodburner.

Office (18.74m²) – ideal for remote working.

Fully fitted modern kitchen (19.72m²) – induction hob, dishwasher, electric oven and boiling-water tap. Door to the garden.

The kitchen opens into the dining room (18.8m²), creating an ideal space for entertaining.

Shower room with WC (5.19m²)

Utility room (10.92m²) with direct access to the large garage (47.78m²) equipped with an electric garage door.

FIRST FLOOR:

Master bedroom suite -

Bedroom (20.93m²) with Juliet balcony

Private bathroom (4.27m²) – shower, basin, bidet

Dressing room (18m²)

Bedroom 2 (19.27m²) with ensuite shower room (3.3m²) – WC, basin

Bedroom 3 (18.32m²) – exposed stone feature wall

Family bathroom (8.7m²) – bath, separate shower, twin basins, WC

At the end of the landing, a spacious lounge (26.83m²) opens through French doors onto a spacious terrace with steps leading down to the garden. This room could easily be adapted into a studio, hobby room, or independent guest area.

EXTERIOR:

A mature, well-established garden with trees with views over the River Vienne. Shaded seating areas nestle beneath the trees, inviting you to enjoy outdoor dining, reading, or simply watching the water. A private well adds to the charm and practicality of the garden.

Key Features:

Tastefully renovated interior with character features

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