

Spacious sunny country cottage, ready to move in to featuring stunning bathroom. Peaceful hamlet.....



INFORMATION

Town:	Payroux
Department:	Vienne
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	132 m2



IN BRIEF

This super, sunny, light and bright property is located in a small and peaceful hamlet.

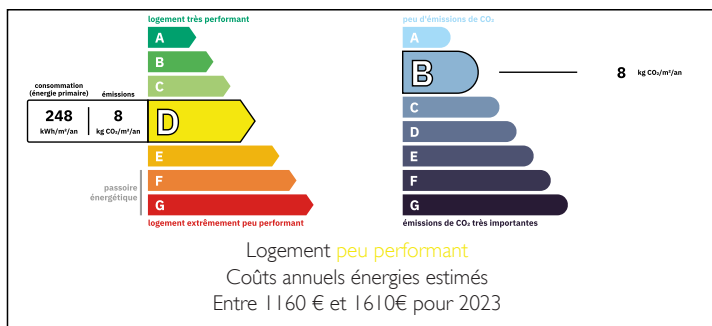
Retaining its alluring French charm, it has been restored with taste and is ready to move into and features a stunning bathroom.

With double glazing, wood burning fire, electric heating.

Comprising of on the ground floor:- an open plan "piece de vivre" living room with fitted kitchen area, dining area, living area. There is a further room currently used as a sitting room but could also serve as a further bedroom. There is also a workshop/utility room. There are 2 attic rooms currently used as bedrooms and a stunning bathroom with the wow factor not to be missed

A small and manageable garden to the rear of the 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.



DESCRIPTION

In further detail

On arrival at the property you enter into a large bright and sunny open plan living area, with practical floor tiling and a upvc fully glazed door penig out on to the rear garden.

kitchen area- comprising of a range of fitted kitchen cabinets with wooden worktops, a range of attractive shelving, a traditional country style ceramic sink.

Dining area there is ample space for a large dining table and furniture

Living room area, there is a feature fireplace with a woodburning stove.

Leading through a small corridor leads you to a small room currently used as a workshop/utility with the second sitting room (could be used as a downstairs bedroom) just beyond with feature exposed stone wall.

There are stairs leading up to a small lobby at the top of the stairs where you will find to your left the first attic bedroom with ample storage space under the eaves, a velux window and attractive wooden flooring.

The second attic bedroom is again bright and spacious with a velux window and laminate flooring.

Next is the stunning feature bathroom, with stone walls and exposed oak beams, a feature rolltop bath with freestanding taps and shower hose, vanity sink unit, walk in shower and wc.

There is a small manageable and fairly private garden to the rear of the property.

LOCAL TAXES

Taxe foncière: 84 EUR

NOTES