

Beautiful Maison de Maitre with spacious family living plus 4 beds, 4 baths, heated pool, barn, large garden



## INFORMATION

Town:	Brigueil-le-Chantre
Department:	Vienne
Bed:	4
Bath:	4
Floor:	315 m2
Plot Size:	9395 m2



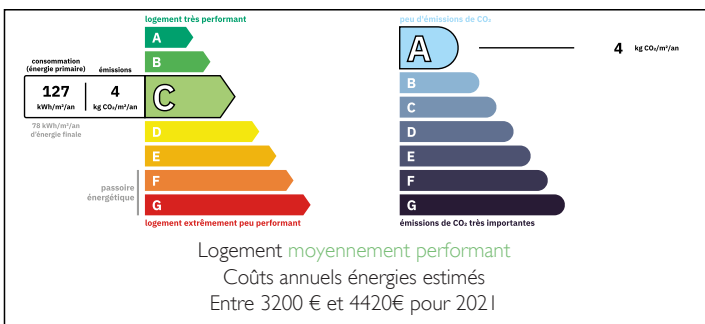
## IN BRIEF

An original french farmhouse sympathetically renovated to retain its original style with high quality materials used throughout.

As you enter the property the spacious hallway takes you to the large well equipped kitchen, two living rooms with woodburners, utility room with cloakroom, dining room plus a storage room. Upstairs a large landing leads to two master suites both with a bathroom, plus two further bedrooms and a bathroom. All bedrooms are fitted with reversible aircon units.

The heated swimming pool of 14m x 7m and of a depth of 2.5m is regularly maintained plus there is the changing room and equipped summer kitchen for informal outdoor living among the large gardens with established planting and fruit trees.

## 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

This property consists of:

Ground floor: travertine stone floor with under floor heating

Entrance and hallway

Kitchen/diner 30m<sup>2</sup>

Utility room 24m<sup>2</sup>

Shower room and toilet 2.64m

Dining room 21.7m<sup>2</sup>

Family sitting room with woodburner 34m<sup>2</sup>

Sitting room with woodburner 21m<sup>2</sup> (no under floor heating)

Storage room 19m<sup>2</sup>

### FIRST FLOOR

Large landing and oak staircase

Bedroom 1 Master suite 32m<sup>2</sup> and ensuite bathroom 7.5m<sup>2</sup>

Bedroom 2 16m<sup>2</sup>

Bedroom 3 16m<sup>2</sup>

Bedroom 4 Master suite 32m<sup>2</sup> and ensuite bathroom 7.6m<sup>2</sup>

Some possible office space

All bedrooms are fitted with reversible aircon units

### EXTERIOR

Barn 228m<sup>2</sup>

Well

The land could be suitable for grazing a horse or two as the barn would lend itself to stables.

The property is located in a charming rural hamlet of 8 houses surrounded by countryside and organic arable farmland.

-----

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

## LOCAL TAXES

Taxe foncière: 1746 EUR

Taxe habitation: EUR

## NOTES