

Detached; 4 Bed, 1 bath property, open plan living area, attached barn & garden.

EXCLUSIVE

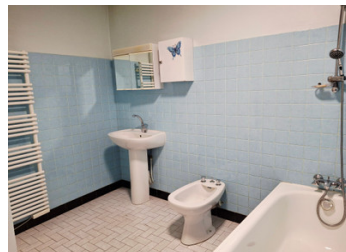


INFORMATION

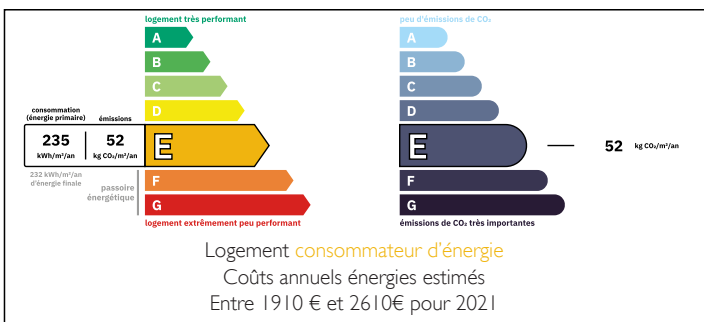
Town:	Exideuil-sur-Vienne
Department:	Charente
Bed:	4
Bath:	1
Floor:	90 m2
Plot Size:	1107 m2

IN BRIEF

A well presented, detached property in a pretty village setting. This lovely home boasts 4 bedrooms, a large open plan living space and an attached barn in very good condition. This house gives you the ease of moving straight in and the luxury of change over time.



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

This property sits back with a walled garden to the front, a generous patio joins the lawn to the house. There are double gates to the rear and the larger barn doors can be found here too.

We walk in to the open plan living area with a tiled floor for the kitchen diner space and chestnut parquet in the lounge. There is a traditional ceramic sink, electric points and the scope to create your modern or rustic kitchen. Natural light floods this room, both through the front and French doors which open out on to the patio.

A few steps lead you to the bathroom, separate toilet and 2 bedrooms, whilst the 4th bedroom is off of the living space. The master bedroom enjoys a double aspect and a charming open fireplace.

The large barn is attached to the rear of the property with the garage and cave underneath. The barn is in particularly good condition, it has several doors for ease of access and is uncluttered. There are stairs leading to the top level, which can be converted with permission and is currently in good order & insulated.

There is parking to the right side of the house, leading up to the 2nd garden. This outdoor space is lawned with a wooden shed structure, it is very well maintained and displays cherry blossom trees.

This attractive property is a lucky find in great condition for the discerning buyer, with margins to realise...

LOCAL TAXES

Taxe foncière: 1043 EUR

Taxe habitation: EUR

NOTES