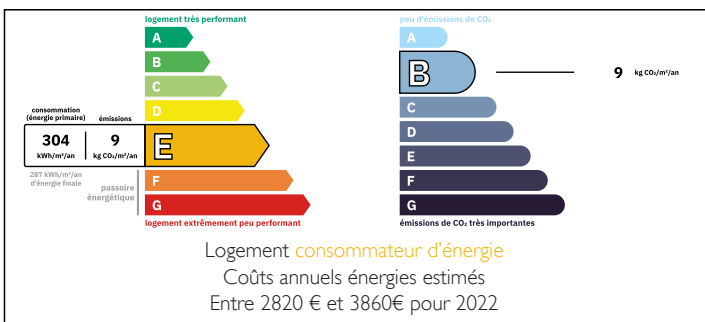


Village house Exideuil sur Vienne, 5 beds, garden, outbuildings, potential 2 homes, fibre, mains drainage

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Exideuil-sur-Vienne
Department:	Charente
Bed:	5
Bath:	2
Floor:	189 m2
Plot Size:	669 m2

IN BRIEF

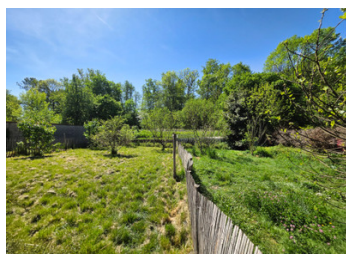
Spacious village house in the heart of Exideuil-sur-Vienne, a lively riverside village with local amenities including a shop, bar/restaurant, school and regular community events. Ideally located just a short drive from Chabanais and Confolens, and within easy reach of Limoges airport, this property combines village life with excellent accessibility.

The house offers a south-facing garden and generous accommodation. The ground floor includes a living room with wood burner, dining room, large kitchen, bedroom, bathroom with WC, separate WC and utility room, allowing single-level living. Upstairs are four bedrooms, a dressing room/office, bathroom and WC. Convertible attic space above offers further potential.

Outside, a sunny terrace leads to a garden with outbuildings and a well, with a path down to a secluded stream. Fibre internet, mains drainage and wood-fired central heating. Ideal family home or investment with potential to create two...

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.



LOCAL TAXES

Taxe foncière: 1450 EUR

NOTES

DESCRIPTION

Situated in the heart of Exideuil-sur-Vienne, this spacious village property offers flexible accommodation, a south-facing garden, and exciting potential to create two separate dwellings or leave as a large family home.

The ground floor features a welcoming living room (18.2m²) with a wood burner and direct access to the rear terrace, a generous dining room (24.7m²), and a good-sized kitchen (17.7m²) which also opens onto the terrace—ideal for indoor-outdoor living and entertaining. A ground floor bedroom (18.13m²), bathroom with shower and WC (6m²), separate WC, and a large utility room (16.4m²) complete this level, allowing for comfortable single-level living if required.

Upstairs, the property offers four well-proportioned bedrooms (17.7m², 14.2m², 13.3m², 13.9m²), along with a dressing room or office (9.5m²), a family bathroom with bath and sink (6.18m²), and a separate WC.

Above, convertible attic spaces provide excellent potential to create additional bedrooms, guest accommodation, or even independent apartments, making this an ideal project for those looking to generate income or create multi-generational living.

Outside, the property benefits from a sunny rear terrace leading to a south-facing garden with outbuildings and a well. At the end of the garden, a charming path leads down to a secluded stream, offering a peaceful natural setting.

Additional features include fibre internet, mains drainage, and a wood-fired boiler supplying the central heating system.

With its generous volumes, flexible layout, and potential to divide into two homes, this property presents a fantastic opportunity in a sought-after village location.