

3 Bedroom, 3 bathroom stone property with garden and barn in quiet hamlet



INFORMATION

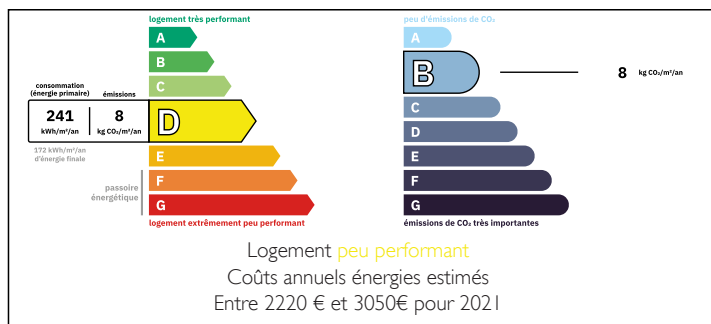
Town:	Civray
Department:	Vienne
Bed:	3
Bath:	3
Floor:	150 m2
Plot Size:	1095 m2

IN BRIEF

Pretty cottage offering three bedrooms and three bathrooms, ready to move into with private garden in quiet hamlet just outside the village of Genouillé and within easy reach of Civray for markets, shops and cafés etc



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

Kitchen 29m² fitted and equipped with double oven, gas hob and a wood burning stove
Lounge 35m² with wood burning stove
Bedroom 18m² with ensuite shower room and WC and small dressing room
Utility area with connections for washing machine
WC with hand wash basin

Upstairs :

Landing 3m²
Mezzanine 9m² bedroom 17m² with dressing room 5m²
Bathroom 7m² comprising of bath, shower, wash basin and WC
Bedroom 12m² with ensuite shower room and WC.

Outside :

Barn 54m² attached to the house and garden.

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

LOCAL TAXES

Taxe foncière: 543 EUR

NOTES