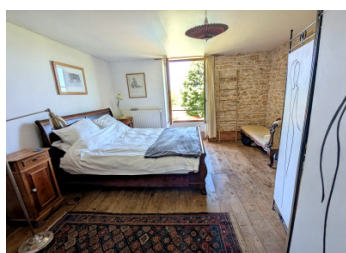
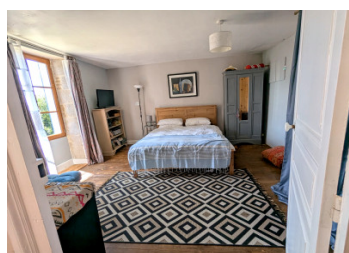
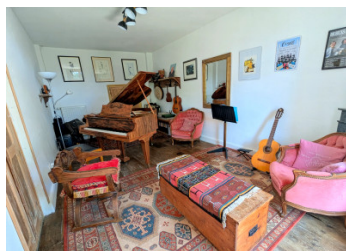


Pretty 3-bed property, full of character, with a good-sized garden and barn close to Civray



INFORMATION

Town:	Voulême
Department:	Vienne
Bed:	3
Bath:	1
Floor:	158 m2
Plot Size:	1697 m2

IN BRIEF

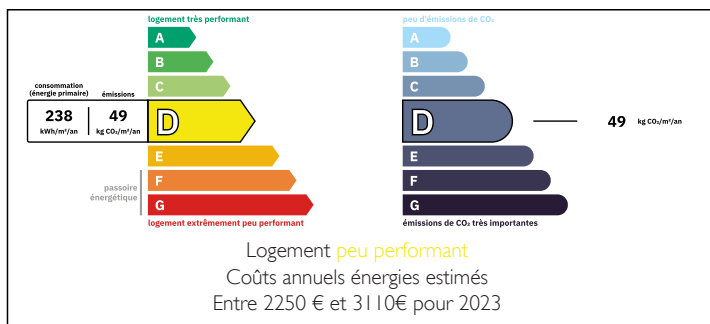
This pretty 3-bed village property is full of French character and charm and is situated just a few minutes drive away from the lovely market town of Civray with all of its shops, restaurants and bars.

The property is comprised of an entrance hall, spacious living room with woodburner, large kitchen-diner with woodburner, sitting room (currently used as a music room), utility room, storage area and WC.

On the first floor, there is a large landing leading to three bedrooms (one with shower and sink) and a bathroom. There is also an attic, which offers the potential for further living space.

Outside, there is a private garden with lawn and fruit trees, along with a barn/workshop and a cellar.

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.



LOCAL TAXES

Taxe foncière: 367 EUR

NOTES

DESCRIPTION

A pretty 3-bed village property situated just a few minutes drive away from the market town of Civray with all of its shops, restaurants and bars.

The property is comprised of an entrance hall, spacious living room with woodburner, kitchen with woodburner, sitting room (currently used as a music room), utility room, storage area and WC.

On the first floor, there is a large landing leading to three bedrooms (one with shower and sink) and a bathroom. There is also an attic, which offers the potential for further living space.

Outside, there is a private garden with lawn and fruit trees, along with a barn/workshop and a cellar.

Description :

Main House

Ground Floor:

Entrance Hall : 12m²

Living room : 22m²

Kitchen : 20m²

Sitting room / Music room : 19m²

Utility room / Boiler room : 11m²

Storage area : 4m²

WC : 2m²

First Floor :

Landing : 7m²

Bedroom : 20m²

Bedroom : 18m²

Bedroom : 14m²

Bathroom : 8m²

Second Floor:

Attic : 56m²

Mature garden with barn with a total plot size of 1697m².
