

Set in a picturesque village, beautiful character house with 4 bedrooms and large garden.

EXCLUSIVE



INFORMATION

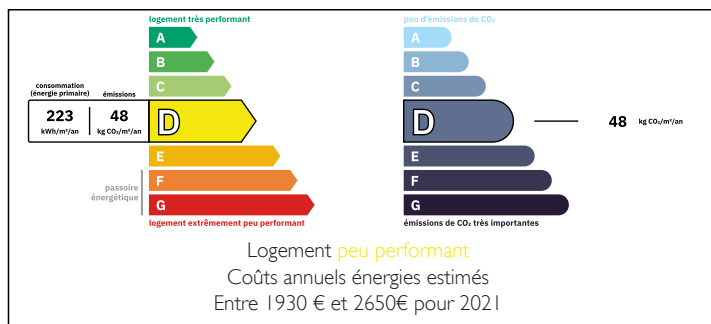
Town:	Exideuil-sur-Vienne
Department:	Charente
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	1187 m2

IN BRIEF

A rare opportunity to own a character house situated in the very popular village of Exideuil-sur-Vienne with its shops, bars and restaurants and the very picturesque River Vienne with its kayaking and fishing activities. Just 30 minutes from Limoges airport!

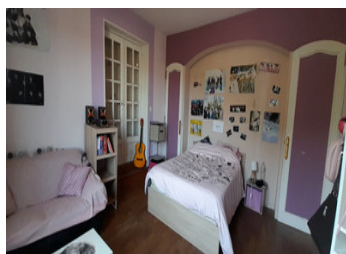
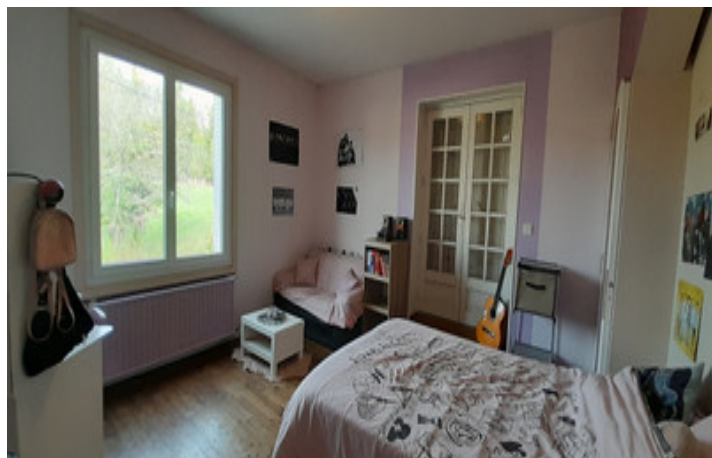


ENERGY - DPE



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

The house consists of a large open plan living area, separate living room and kitchen, downstairs bathroom to finish, wc and cellar. On the first floor there are 4 bedrooms and wc. The master bedroom has an en-suite shower and two of the bedrooms have french doors leading to the veranda, ideal for keeping your plants warm in the winter! The staircase leads up to the second floor where you will find a very large attic space that could be converted.

There is a well maintained enclosed garden of 1100m² with plenty of space for a pool and even has an outbuilding ready to be converted into a pool house! There is also a separate garage. The property has mains central heating, mains drainage, the windows were changed last year to high quality thermal and sound protected glazing.

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

What are you waiting for? come and see!

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

NOTES