

Characterful 4 bedroom house with a garden in a quiet hamlet by the river.

EXCLUSIVE



INFORMATION

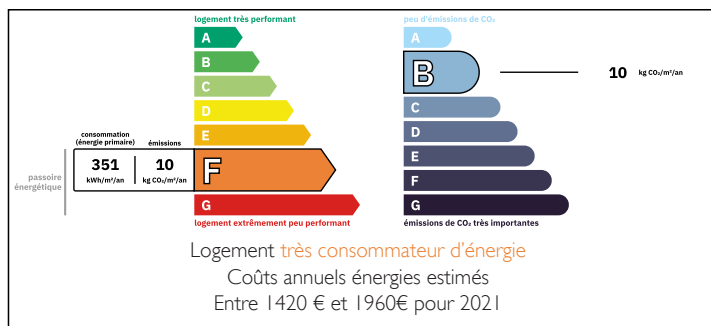
Town:	Lésigny
Department:	Vienne
Bed:	4
Bath:	2
Floor:	123 m2
Plot Size:	907 m2

IN BRIEF

Ideal as either a holiday home or more permanent one, this lovely house is in a really peaceful setting yet only 5 minutes from La Roche Posay. It comes with just under ¼ of an acre of land, a well and several small outbuildings and is only around 100m from the river. It is well located for access from the UK with airports at Poitiers (50km) and Tours (80km) having regular services and the A10 motorway and TGV station at Chatellerault is only around 20km, so you can be in Paris or on the coast in around 2 hours. There are also 3 major ferry ports within a 4 hour drive and Calais is only around 5 ½ hour drive.



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

Entry into the large kitchen which is perfect for family dining and has a feature fireplace with a wood-burner and original exposed wooden beams. There is also a stable door to the rear that gives access out onto a patio area. Next comes the living room which has a wood-burner in the corner of the room, a large beam that runs from the front to the back of the house, wooden flooring and a spiral staircase that leads to a large landing area in part used as an office space, a shower room and a large bedroom full of character that has a hand made tiled floor and exposed roof timbers. After the living room there is a separate entrance hall that leads into 2 bedrooms, a shower room and a Japanese style staircase serving the 4th bedroom.

Outside there is a gravelled courtyard with an old well that has a pump, a garden with mature trees and shrubs and numerous small storage sheds and a lovely view out across the fields and beyond.

## LOCAL TAXES

**Taxe foncière: 417 EUR**

**Taxe habitation: EUR**

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

## NOTES