

Endless potential !!! 2 houses, a barn and outbuilding, a private courtyard and a gorgeous back garden.



INFORMATION

Town:	Payroux
Department:	Vienne
Bed:	2
Bath:	1
Floor:	79.23 m2
Plot Size:	955 m2



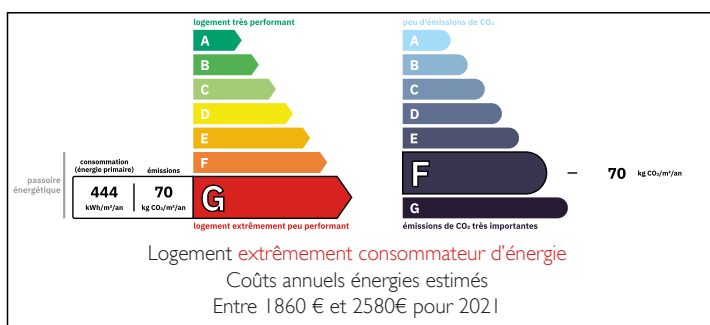
IN BRIEF

This is the perfect opportunity for you to have not just one house but two. There is lots of potential to create further accommodation/storage rooms/workshops or whatever you need in the outbuildings and barn. There is gas (cylinder) central heating, two wells and a very picturesque large back garden.

The first house consists of a bathroom, one large room and a large bedroom. The second house is larger having a large kitchen/living area, a small storage area with wc, and a bedroom on the ground floor. There is another large bedroom on the first floor.

The ensemble of buildings are south facing and benefit from a private courtyard space which would be perfect for outdoor dining.....

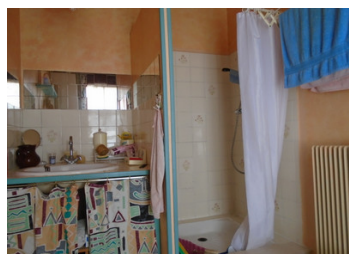
ENERGY - DPE



Situated in a small hamlet not far from local

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 habitation: EUR

NOTES

DESCRIPTION

On arrival at the property to the left is:-

House 1 - one storey

Bathroom - a spacious shower room with wc, vanity unit and a shower unit. There is a tiled floor and part tiled walls. There is a door leading to the outside. (approx 5m2)

Living room - leading from the bathroom is a large room with a corner fireplace perfect for adding that wood-burner. It is large enough to make an open plan living dining area if you wished. The floor is tiled and there is a window facing out onto the courtyard. (approx 15m2)

Bedroom - Going through another door leads you to a good sized bedroom (approx 15m2) with feature tiled flooring and large window overlooking the courtyard.

House 2:-

Ground floor.

Kitchen/Living room - On entering the house you are in the large kitchen/dining room with a sink and units. There is a chimney with a wood-burning fire. The floor is tiled and there is a fabulous view from the window down the garden. (approx 24m2)

Storage area - Leading on from the kitchen/living room there is a storage area with a wc and stairs to an attic bedroom. (approx 10m2)

Bedroom - There is a good sized bedroom with French doors leading out onto the courtyard (approx 10m2).

First floor

Bedroom 2 - There is a good sized first floor bedroom with...