

UNDER OFFER Beautifully renovated edge of village 3 bedroom house with courtyard and unattached garden near ri



INFORMATION

Town:	Queaux
Department:	Vienne
Bed:	3
Bath:	1
Floor:	136 m2
Plot Size:	354 m2



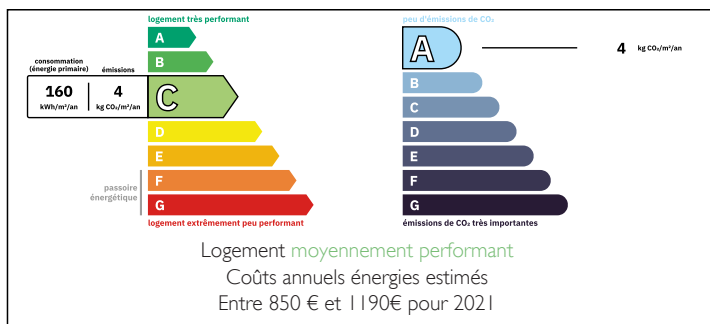
IN BRIEF

Tucked back, off the beaten track, you will be delighted to discover this charming house, the façade of which is so modest that it belies the stunning interior. Carefully renovated so as to retain the original character of this beautiful stone building, with exposed stone walls and exposed beams, this house has incredibly spacious rooms and a lovely energy about it.

LOCATION About 10 minutes walk to the heart of this popular village with three cafés/bars/restaurants and about 50 metres to the river where there is a beach for swimming and a campsite. There is a lot to do in the area, apart from the opportunities offered by the river Vienne which include canoeing, fishing and lovely riverside walks.

Poitiers airport is 45 km and Limoges airport is 75km and excellent roads if you prefer to 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

Two sets of double glazed doors draw you in to the beautiful sitting room (approx 34m²) with stone floors, a gorgeous original Poitevine fireplace with the bricks of the chimney exposed above it, adding character. Beside the fireplace is a built-in cupboard with the original wooden door, adding to the distinct style of the room. Two steps lead down into the kitchen (approx 32m²) which benefits from the same magnificent stone floors, another two double glazed doors and a window to the front. As there are no windows on the back wall, the current owners have cleverly introduced light to the back half of the kitchen by partially glazing the ceiling so that natural light comes in from the bedroom above. The kitchen benefits from a woodburning stove which, I'm sure, makes this room a really pleasant space to be in winter as well as in summer. Outside the kitchen door is a little sunny terrace, just big enough for a few of you to sit outside for your morning coffee.

The stone-clad staircase leads out of the sitting room to the first floor landing (approx 1m²) off which are doors to the bathroom (approx 8m²) which has a maroon suite comprising the bath, basin and loo, and the two smaller bedrooms (approx 12m² and 13m² respectively) both of which have windows to the front. The master bedroom (approx 37m²) is really the 'pièce de resistance' and must have been an important room...

LOCAL TAXES

Taxe foncière: 536 EUR

Taxe habitation: EUR

NOTES