

Immaculate 4 bedroomed detached house with lovely pool and large stone barn, in tiny hamlet



INFORMATION

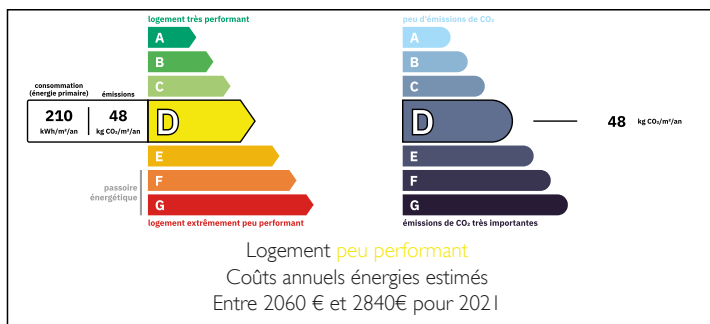
Town:	Valence-en-Poitou
Department:	Vienne
Bed:	4
Bath:	2
Floor:	146 m2
Plot Size:	3301 m2



IN BRIEF

This stunning detached house is situated in a tiny hamlet, surrounded by open countryside. It is well maintained throughout and offers comfortable and well proportioned rooms. All living accommodation is currently on the ground floor but there is also a large attic space.

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: 973 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR

Entrance hall - bright and welcoming hall.

Kitchen/diner - spacious and bright kitchen, with low level fitted units.

Sitting room - elegant and comfortable room with log burner and doors leading onto terrace area to the rear.

Dining room - lovely room, with doors leading onto terrace.

Three bedrooms at one end of the house, all bright and nicely decorated (10m2, 11m2 and 11m2).

Bathroom - tastefully decorated room with bath and overhead shower and basin.

Separate WC.

Parental suite at other end of the house

Master bedroom (18m2) - stunning room with doors leading onto garden.

Bathroom with WC - large and nicely decorated bathroom, with large shower, roll top bath and WC.

Dressing - good sized dressing area.

FIRST FLOOR

There is an enormous attic space with existing windows which is the same size as the current living accommodation.

EXTERIOR

The pool area is stunning and very private. The pool is 8m x 4m and has Roman steps and a lovely paved area, perfect for relaxing in the sun. There is a further stone outbuilding next to the pool. Attached to house are some attractive stone outbuildings which currently house the oil fired boiler and oil tank. There is also an impressive separate large stone barn/workshop. The property also includes a plot of land to the side which was previously a large vegetable patch.

LOCATION

Set in a tiny hamlet of 4 dwellings, surrounded by open farmland. There is a bar/restaurant in the nearest village which is just over...