

UNDER OFFER Detached five bedroomed house with large garage, double glazing, private garden.



INFORMATION

Town:	Château-Garnier
Department:	Vienne
Bed:	5
Bath:	2
Floor:	231 m2
Plot Size:	10929 m2



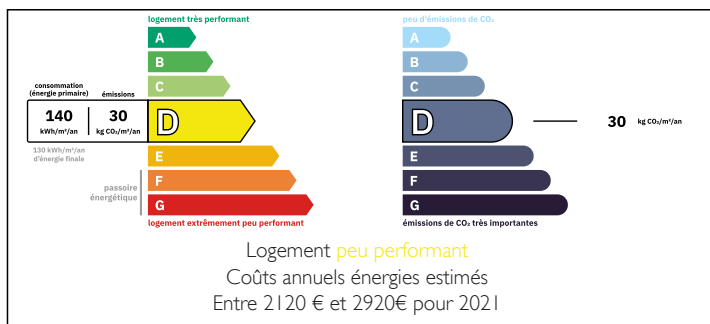
IN BRIEF

Detached and sitting centrally in its mature garden, this house was built in 1976 by the owners of the neighbouring Chateau Monchandy for their own use and offers five bedrooms, plenty of storage throughout, double glazing, central heating and a thermodynamic water heater. The solid oak kitchen is fully equipped, with dishwasher, fridge, oven, hob and extractor unit.

The landing on the first floor would make a great home office area or games room and the extra large garage is perfect for a family with two cars and perhaps motorbikes, being over 11 metres long and nearly 6 metres wide.

The size of the house and the south facing terrace with views across the countryside to the chateau make it ideal for entertaining. Deer, pheasants and many types of wildlife are regular visitors to the garden and there are...

ENERGY - DPE



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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

Set centrally in an attractive, secluded garden, this house was built some 46 years ago for their own occupation by the owners of the neighbouring Chateau Monchandy. It is on three levels, comprising a ground floor, first floor and basement. It stands alone with open views of the surrounding countryside and is just a short stroll from the thriving village of Chateau Garnier which has a primary school, general store, post office, hairdressers, bar / restaurant, veterinary practice and parkland with lake and leisure activities (tennis, basket ball, fishing and mini golf). The village is situated on one of the pilgrimage routes to Santiago de Compostela and there is therefore, the possibility of offering B&B at this accommodation to those passing through.

More details of the house itself :

Entry to the ground floor is through double front doors leading to the entrance hall 6m².

Beyond, the light and spacious living room 42,5m² has windows on three sides, an open fireplace with wood burning stove and marble tiled floor.

An archway leads to a separate dining room 13m² with fitted cupboard / display unit.

These rooms, in addition to the two double bedrooms 13m² and 14m² on this level have French windows opening onto the south facing terrace.

The traditional country style kitchen 11m² is well planned and the fitted units are of solid oak. All appliances (dishwasher, fridge, oven and gas / electric hob) will remain as part of the sale.

A marble tiled...

LOCAL TAXES

Taxe foncière: 847 EUR

Taxe habitation: EUR

NOTES