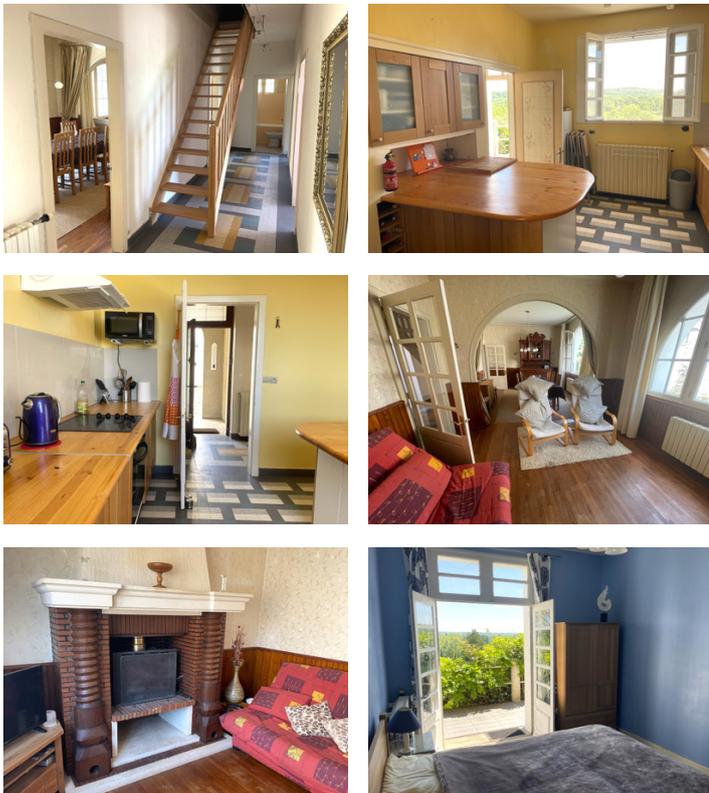


OFFER ACCEPTED Gorgeous detached 3/4 bedroom house with large attached garden and a woodland



INFORMATION

Town:	Queaux
Department:	Vienne
Bed:	3
Bath:	2
Floor:	98 m2
Plot Size:	3214 m2

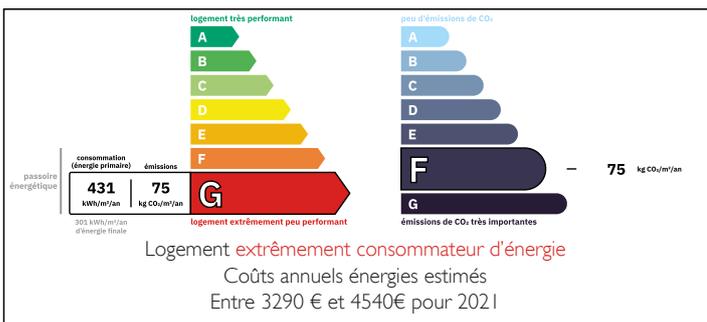


IN BRIEF

This lovely house, built in the 1940s in the Art Deco style, benefits from beautiful arched windows and high ceilings. The views from the back of the house are breathtaking, over the roofs of the village and beyond, down to the river and the beautiful countryside.

The location is really ideal, very quiet despite being in the heart of the village, with beautiful views, and a few steps from the Maison de l'Art et du Terroir with fun cultural events each week; the bakery and bistro of Chez Lesley is just a few steps further. Plus it is a 10 minute walk to the river beach of Chez Renard, where you can swim in the river (with a lifeguard), lots of play facilities for the little ones (acrobatic course, zip line, mini-golf and paddling pool) and for...

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

Interior

From the front door you come into the hall and directly in front of you is the kitchen (approx. 12m²) with an induction hob, electric oven, 1¼ ceramic sink, and a kitchen island or breakfast bar. The sun pours in through the generous windows, which also open up to you that amazing view. There is a superb reception room, divided into sitting room (approx 14m²) and dining room (approx 14m²) by a high arch, and incorporating the two arched windows that you see on the front of the house (both with secondary glazing). There are two double bedrooms (approx. 12m² each) on the ground floor, both with French windows opening out on to the balcony which extends the full width of the back of the house. There is a further bedroom (approx: 11m²) on the first floor and a large attic space (approx. 23m²) which would make a fantastic dormitory for grandchildren.

The basement offers a lot more useable space including a garage (approx. 35m²) which also incorporates a workshop, another cellar room (approx. 28m²) housing the oil tank and a boiler room/utility (approx. 13m²) with a sink and washing machine and a glazed door to the outside.

It is in the heart of this sought-after village, and yet has the benefit of three-quarters of an acre of attached garden and woodland, very unusual in village centre properties. The garden has a good range of fruit trees (apples, pears, cherries, some different variety of plum...

LOCAL TAXES

Taxe habitation: EUR

NOTES