

Stunning large house / holiday home / family home, currently used as B & B. Garden. Barn.



## INFORMATION

Town:	Journet
Department:	Vienne
Bed:	6
Bath:	5
Floor:	256 m2
Plot Size:	1176 m2

## IN BRIEF

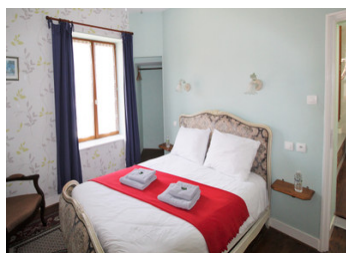
A short drive from the major town of Montmorillon, this bright airy house has a range of possible uses. There is an option of further extending into the attic space. The house is decorated and maintained to a high standard and the large secluded garden has a variety of terraces and seating areas.

The house is double glazed throughout and heating and hot water are provided by a heat pump.

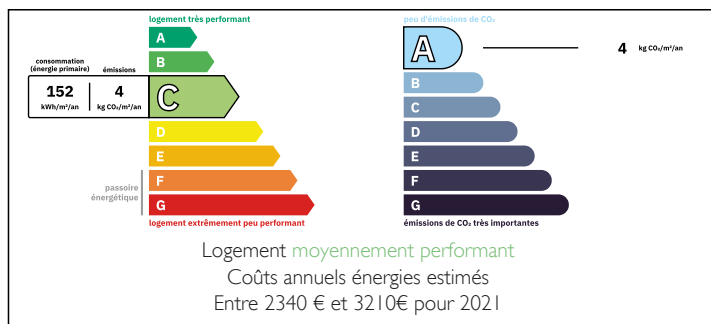
The house is on mains drainage.

There is separate accommodation for the owners if the B & B business is continued.

The large detached barn has ample space for a camper van and there are separate workshops.



## 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

On the ground floor is an impressive entrance hall, large fitted kitchen, a lounge / dining room. There is a bedroom with a shower and WC which has access for people with reduced mobility. There is a separate laundry / utility room and a storeroom.

On the first floor a landing leads to three further bedrooms (including a family room sleeping five people) all of which have their own bathrooms and toilets.

There is also a private flat comprising a lounge, bedroom with shower and WC and a dressing room.

A large attic space could be used for further accommodation.

## LOCAL TAXES

**Taxe habitation:** EUR

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES