

## Charming three bedroom home with pretty garden and large barn

EXCLUSIVE



## INFORMATION

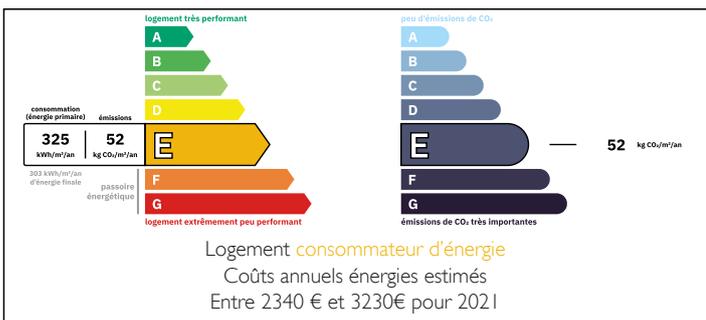
Town:	Civray
Department:	Vienne
Bed:	3
Bath:	1
Floor:	130 m2
Plot Size:	1310 m2

## IN BRIEF

Charming 3 bedroom home with pretty garden, and barn located in a peaceful, but not isolated hamlet, close to the market town of Civray with all its shops, bars, restaurants and amenities. Great location for a permanent home, holiday home or investment/gite.

Serious offers will be considered by the owner.

## 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

From the delightful courtyard you enter the house via the centrally located kitchen where you will find a large, modern, kitchen island with integrated cooker, overhead extraction, fitted sink and breakfast counter, and plenty of space for free standing storage. There is access to the cellar and a stable door to the rear with a further door to the dining room. With tiled floor, open staircase to the first floor and set of double doors to the front, this is a delightful room for family meals and entertaining. Off the dining room is a light and spacious lounge with beautiful stone fireplace and inset wood burner, leading through to a luminous and tranquil study space that benefits for a mezzanine and double height ceiling and windows.

At the other end of the ground floor, the kitchen also leads off to a utility area and a hallway with downstairs WC and a characterful, cosy, double bedroom with pretty tiled floor and rustic exposed beams. There is an entrance from this end of the house into the smaller barn which has a first floor, lovely old fireplace and an entrance onto the front garden.

Upstairs there are 2 light and comfortable double bedrooms and a bathroom with wc, hand basin, and shower over the half bath.

The house benefits from UPVC double glazing and oil-fired central heating.

Outside to the front there is a small sunny courtyard with lovely old bread oven and storage and a little garden onto...

## LOCAL TAXES

Taxe foncière: **267 EUR**

Taxe habitation: **EUR**

## NOTES