

Charming three bedroom home with pretty garden and large barn



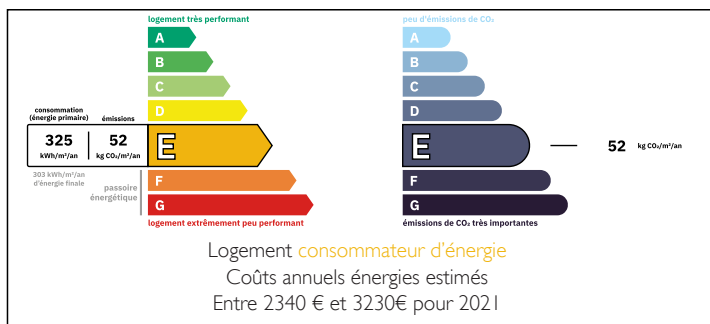
INFORMATION

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|-------------|---------|
| Town: | Civray |
| Department: | Vienne |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 115 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, amenities and idyllic Charente river running through. Great location for a permanent home, holiday home or investment/gite.

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: 267 EUR

Taxe habitation: EUR

NOTES

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, oil-fired central heating, a septic tank installed in 2017, and a refreshed roof.

Outside to the front there is a small sunny courtyard with lovely old...