

Beautiful, detached 5-bed stone property with outbuildings and garden - in between Ruffec and Civray



## INFORMATION

Town:	Voulême
Department:	Vienne
Bed:	5
Bath:	4
Floor:	256 m2
Plot Size:	957 m2

## IN BRIEF

Situated in a pretty riverside village in between the two lovely market towns of Ruffec and Civray, this beautifully presented 5-bed detached property would be perfect either as a large family home or alternatively for someone who is looking to create a Bed & Breakfast business.

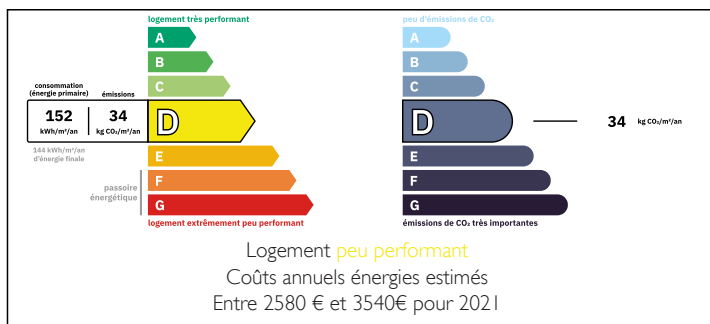
The property benefits from an abundance of outdoor zones including the beautiful front courtyard with its mature trees and seating areas, a rear courtyard including a lovely covered terrace and a good-sized back garden too.

Inside, the house offers an impressive 255m<sup>2</sup> of light and airy living space with great-sized reception rooms, 5 bedrooms, 4 bathrooms and plenty of storage areas too.

This property offers a lovely mix of traditional French character with contemporary modern



## 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

Arriving at the front door via the lovely iron entrance gates and the beautiful front courtyard with its palm trees and various seating areas, the house features an entrance hall leading to the right, where you'll find a lovely, highly specified kitchen equipped with Bosch double ovens and an induction hob. At the rear of the kitchen, there is a walk-in pantry and access to the wine cellar - a must-have for any French character property. Beyond the kitchen, there is a lovely sitting room that is filled with light with its log burner and views over the courtyard.

To the left of the entrance hall, there is a WC, an office, and a dining room with a fireplace and wood burner whilst to the rear of the property there is a second living room / library with double doors onto the rear courtyard and to two storage rooms (one of which could be converted into an extra en-suite bedroom as it has water connections for a bath/shower room.)

A staircase from the lounge leads to three beautifully-presented double bedrooms, each with well-equipped en suite shower rooms. These bedrooms have previously been used for the bed and breakfast business.

A second staircase, located off the main entrance hall, leads to the gorgeous, double-aspect master bedroom, which includes a large storage cupboard and a shower room/WC. On the second floor, there is an office / fifth bedroom and a large attic storage area.

To the rear of the...

## LOCAL TAXES

**Taxe foncière:** 1229 EUR

**Taxe habitation:** EUR

## NOTES