

Stone country cottage in a quiet hamlet. 4 bedrooms, barn, outbuildings, pool - requires some updating



## INFORMATION

Town:	Savigné
Department:	Vienne
Bed:	4
Bath:	3
Floor:	150 m2
Plot Size:	4306 m2



## IN BRIEF

This traditional stone farm house offers a large and comfortable living space for a large family. The fair size garden is not overlooked and offers a large barn and an outbuilding used as the pool house.

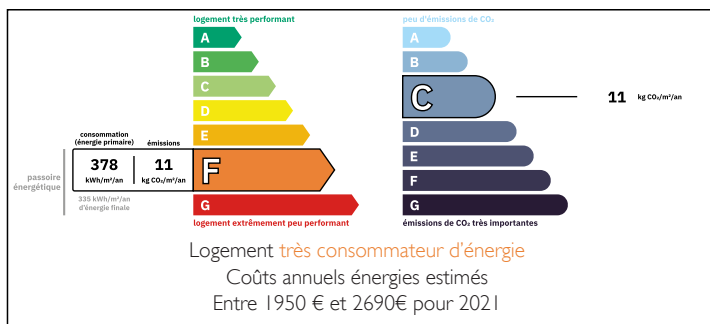
On the ground floor: a large fitted kitchen, a large lounge/diner, 2 corridors, 2 bedrooms, 1 shower room and a separate WC, a laundry room and a cellar.

On the first floor: 2 bedrooms fitted with showers, a separate WC and an attic.

Some upgrading will be required  
The furniture is included in the sale

Outside: several outbuilding, garage and pool.

## 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

**GROUND FLOOR:** You enter in the fitted kitchen (23.5m<sup>2</sup>) with a large table to accommodate 8 to 10 people. To the right you'll find the lounge/diner (31.5m<sup>2</sup>) with a wood burning stove. then a corridor leads to bedroom 1 (12m<sup>2</sup>) with shower and wash hand basin and fitted cupboard, a shower room (2m<sup>2</sup>) with shower and wash hand basin, a separate WC . To the left of the kitchen, another corridor (5.5m<sup>2</sup>) with stairs leading to the first floor. Bedroom 2 (16m<sup>2</sup>) with a wash hand basin and a fitted cupboard, a laundry room (26,5m<sup>2</sup>) and the cellar (2,5m).

**FIRST FOOR:** Landing (4m<sup>2</sup>) leading to 2 bedrooms and a separate WC and a connected room ready for conversion. Bedroom 3 (20m<sup>2</sup>) with wooden beams, shower, washing hand basin. Bedroom 4 (26m<sup>2</sup>) with shower, wash hand basin and fitted cupboard. Then the connected room (22m<sup>2</sup>) waiting for conversion.

**OUTSIDE:** A large barn (172m<sup>2</sup>) and a pool house (42m<sup>2</sup>)

**BENEFITS:** Comfortable and well maintained. Very quiet place not overlooked

**LOCATION** Situated in a quiet hamlet which is surrounded by open countryside. The hamlet is approximately 5km from Savigné and Civray which has a bakery, grocery shop, chemist, doctors surgery, bar, hairdressers and good bar/restaurant. The market town of Civray is within 15km which offers a larger selection retail outlets including supermarkets, bar/restaurants and independent shops. There is also a twice weekly market in the traditional square in the town, also a leisure centre with two heated pools (indoor and...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES