

Attractive, well maintained stone cottage with 4 bedrooms, garden and barn in quiet location



## INFORMATION

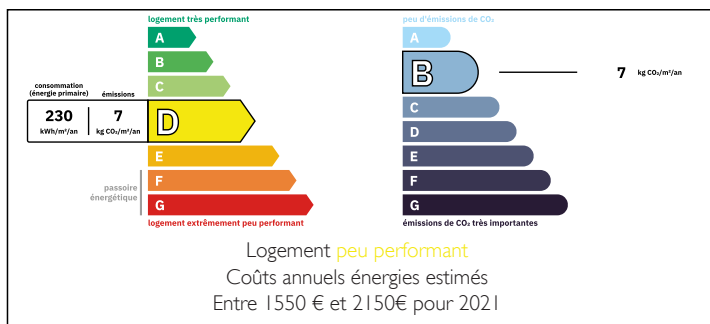
Town:	Saint-Macoux
Department:	Vienne
Bed:	4
Bath:	2
Floor:	128.68 m2
Plot Size:	324 m2

## IN BRIEF

This lovely semi-detached stone cottage is full of character and offers spacious and comfortable living accommodation. With a low maintenance garden, it would make a perfect holiday home but is spacious enough for a full time residence. Situated in a quiet hamlet, but not far from the popular market town of Civray.



## 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

Kitchen - attractive fitted kitchen, with plenty of storage and doors leading onto garden.

Sitting room - spacious and elegant room, with lovely fireplace, log burner and exposed beams. Large French windows provide plenty of light and access to the garden.

Dining room/Entrance - This room can be used as an entrance hall or dining room. It could also be used as a downstairs bedroom, if required.

Storage room - directly behind the dining room and currently used as storage. The partition wall could be removed in order to create a larger dining room or bedroom.

Shower room - recently fitted, modern shower room with large shower, basin and WC.

Laundry area - houses washing machine.

## LOCAL TAXES

Taxe habitation: EUR

### FIRST FLOOR

Landing - spacious and bright landing leads to:

Bedroom 1 - master bedroom is stunning, with high ceilings, exposed beams and Velux windows.

Bedroom 2 and 3 - attractive double bedrooms, with storage area.

Bedroom 4/office - large enough for a bed and desk, perfect office or study.

Shower room - well presented shower room with shower, basin and WC.

## NOTES

### BARN

Attractive stone barn with concrete floor is attached to the property has plenty of room to be used as a garage/storage etc.

There is also a mezzanine which leads up to the master bedroom. The barn could possibly used to create further living accommodation, subject to permission.

### EXTERIOR

The garden is to the front of the property, it is low maintenance but a good size, with space of outside dining, flower beds, parking...