

Calm & beautiful location for this gorgeous 3-bed house on 6 acres of land including 2½ acres woodland

## EXCLUSIVE



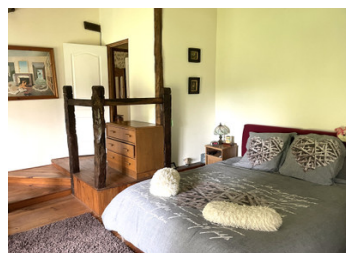
## INFORMATION

Town:	Queaux
Department:	Vienne
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	27337 m2

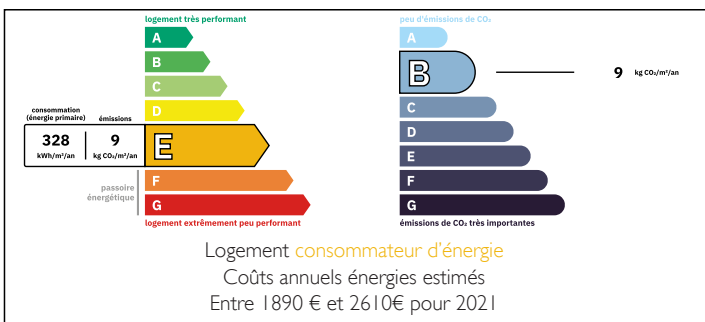
## IN BRIEF

If you are looking for rural and off the beaten track, with a great opportunity for self-sufficiency, this beautifully renovated farmhouse will be perfect. With almost 2½ acres of woodland, 2¾ acres of pasture and over an acre of stunning gardens, you can really live the good life here. The house is gorgeous with a huge farmhouse kitchen to provide the hub of your new life in the sun, it is a practical family home.

Although you feel completely isolated in this gorgeous spot, you are actually only about 5 km from the popular village of Moussac, with it's canoe/kayak centre; about 7 km from the village centre of Queaux, which has restaurants and bars and a lively cultural life all year round including the ever popular concerts on the banks of the river and about 7km from...



## 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.



## LOCAL TAXES

**Taxe foncière:** 946 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

At about a kilometre off the main road, and with only two discreet neighbours and no passing traffic, this property offers a true haven of peace.

The front door brings you immediately into the gorgeous kitchen (approx: 37m<sup>2</sup>) with beautiful fitted units and a gas hob and electric oven at the cooking end, space for a huge kitchen table in the middle of the room, and a woodburner at the other end which heats the radiators throughout the house. Despite its size this is a really cosy room and perfect for the way we live today. Off the kitchen and down some steps is another room (approx: 17m<sup>2</sup>) which could be a dining room if you feel the need for a separate dining room, but the current owners use it as a study. It has its own wood burner, beautiful exposed stone walls and french windows leading out to the summer kitchen and back garden. At the other end of the kitchen is the utility room (approx: 9m<sup>2</sup>) which currently houses the dishwasher, washing machine, drier and freezers and has another sink, so that if you are entertaining in the kitchen you can clear away the washing up to here so you won't be surrounded by mess! There is a separate cloakroom here (approx: 2m<sup>2</sup>) which has a loo, a small basin and space for hanging coats.

Behind this is the passageway (approx 7m<sup>2</sup>) which leads to the sitting room (approx: 19m<sup>2</sup>) and the...