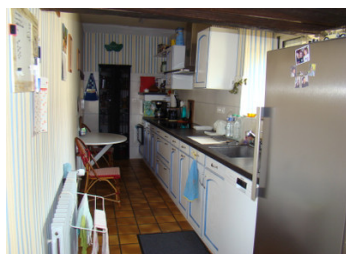


Attractive and well kept stone property with 5 bedrooms and spacious living room. In quiet village location.



INFORMATION

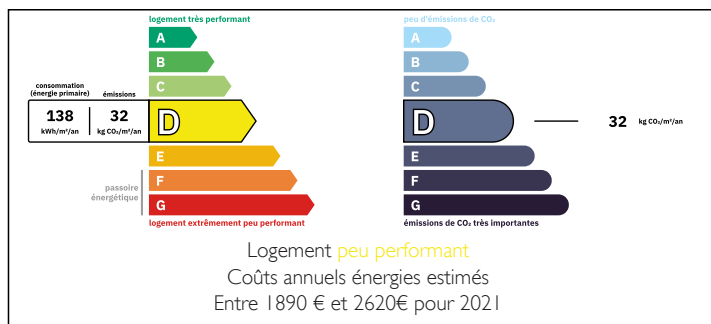
Town:	Payroux
Department:	Vienne
Bed:	5
Bath:	2
Floor:	206 m2
Plot Size:	1488 m2



IN BRIEF

This attractive semi-detached stone property is well maintained and offers spacious and comfortable living accommodation. With a relatively low maintenance outside space, including plenty of parking. Situated in a quiet village.

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 habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR

Entrance - attractive hallway leads to:
Kitchen (8.5m²) - lovely galley style fitted kitchen with large pantry and plumbing for dish washer.
Living room (58.5m²) - stunning open plan living room with seating area looking out onto the terrace and fields beyond. Also offers a large dining area, perfect for entertaining. Mezzanine above.
Bedroom (11m²) - double bedroom.
Shower room (5m²) - separate WC.
Pantry (10m²) - further storage space.
Garage/storage (38m²) - additional storage space.

FIRST FLOOR

Mezzanine (13m²) - bright and spacious area, perfect for study or office space.
Landing area leads to the four double bedrooms (2 x 11.5m and 2 x 12m²).
Bathroom (6m²) - nicely decorated room with bath and basin.
Separate WC.

EXTERIOR

The property is entered via private driveway with large gates, leading onto the spacious courtyard offering plenty of space for parking. There is also a covered area for parking. There are stone outbuildings to the side of the property. The garden overlooks the fields next to the property. There is also an outbuilding to the rear that houses the boiler and an eating area with easy access from the kitchen.

BENEFITS

Well maintained property. Large reception room. Low maintenance garden. Central heating. Mains drainage.

LOCATION

Situated in a quiet village, just a short distance from the next village with a shop and restaurant by the leisure lake. The larger village of Usson du Poitou is just 10km from the property and the popular town of Civray is 15km away...