

Exceptional 3 bedroom renovated stone property, with large garden and wonderful views



## INFORMATION

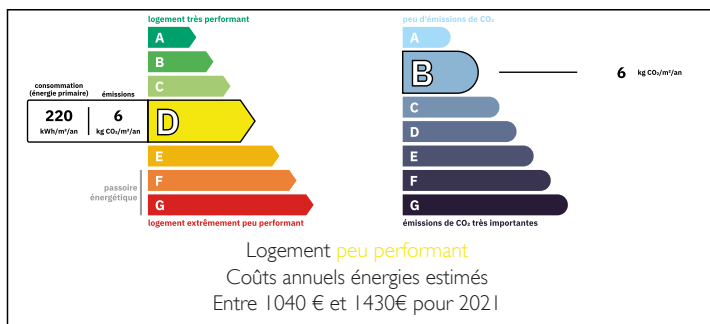
Town:	Mauprévoir
Department:	Vienne
Bed:	3
Bath:	1
Floor:	160 m2
Plot Size:	2295 m2

## IN BRIEF

This property is simply stunning. It has been tastefully renovated, creating a comfortable and stylish home. It is situated in a small hamlet, with lovely views across the undulating countryside. The popular village of Mauprévoir is under 4kms from the property, offering various amenities.



## 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/utility (10m<sup>2</sup>) - practical space, perfect boot room, with sink and plumbing for washing machine.

Kitchen/diner (32m<sup>2</sup>) - spacious and beautiful fitted kitchen, with country style cupboards, wooden worktops, Aga and exposed stonework. Plumbing for dish washer.

Sitting room (23m<sup>2</sup>) - bright and stunning room with plenty of windows and window seats to appreciate the views.

Bedroom 1 (12m<sup>2</sup>) - lovely double bedroom with views of the garden and countryside.

Possible en-suite - storage area between entrance/utility and downstairs bedroom. Could be converted into an en-suite shower room.

### FIRST FLOOR

Mezzanine area (13m<sup>2</sup>) - spacious and bright area, perfect for relaxing.

Master bedroom (17m<sup>2</sup>) - beautiful room with French windows opening out onto stunning sun terrace.

Terrace/balcony (19m<sup>2</sup>) - large and impressive terrace with wonderful views.

Bedroom 3 (10m<sup>2</sup>) - lovely double bedroom.

Bathroom (10m<sup>2</sup>) - spacious bathroom with bath, Italian shower, basin and WC.

### EXTERIOR

The property is entered via large gates which lead onto the drive and parking area. The garden is large enough for a swimming pool (subject to permission) and feels private and also benefits from lovely views across the undulating countryside surrounding the hamlet. There is a small stone outbuilding next to the house.

### BENEFITS

Quality renovation. Comfortable and well maintained. Tastefully decorated. Quiet location. Lovely views. Close to popular village with amenities.