

Attractive hamlet property with 2/3 bedrooms, full of character with garden, barn and woodland



INFORMATION

Town:	Romagne
Department:	Vienne
Bed:	2
Bath:	1
Floor:	107 m2
Plot Size:	2068 m2

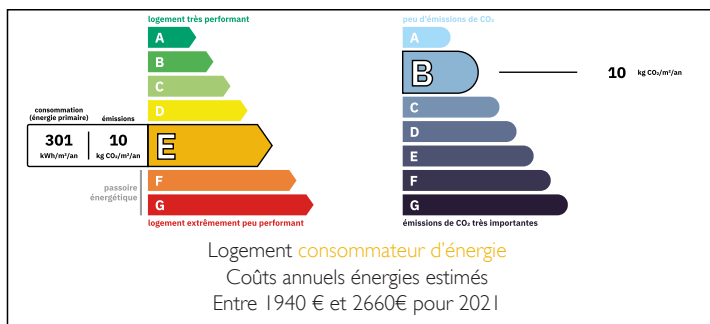
IN BRIEF

This semi-detached property has plenty of charm and offers comfortable living space, garden and large stone barn. Set in a large garden, with a separate plot of woodland about 300 metres walk. In quiet hamlet location.

Land totals 2068m2, 1178m2 of garden attached to the property and separate woodland of 890m2.

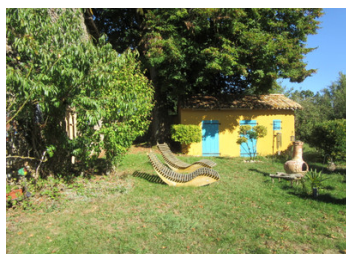


ENERGY - DPE



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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 habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR

Kitchen - country style kitchen - 17m².

Sitting room - attractive room with plenty of original features including an open fireplace and exposed beams - 17m².

Snug/bedroom 1 - cosy room, currently used as an occasional bedroom/dressing room - 13m².

Bedroom 2 - double bedroom with views of the garden.

Hallway leading to:

Shower room - with large shower, basin and plumbing for washing machine.

Separate WC.

Stairs leading to first floor.

FIRST FLOOR

Master bedroom - spacious and charming room, with exposed beams - 28m².

Attic space - used for additional storage.

EXTERNALLY

The attractive garden is approached through large gates, with ample space for parking. The house has a private terrace area to the rear and garden to the front. The attractive stone barn offers plenty of storage space. There are also additional smaller stone outbuildings.

There is also a separate plot of woodland of 890m² approximately 300 metres from the house.

LOCATION

Set in a quiet hamlet, about 3km from the nearest village of Romagne which has a bar, shop with local produce, post office and doctor.

The popular market town of Civray is only 14kms from the house, which offers a large selection of amenities, including shops, bar/restaurants, cinema (films in French and English) and swimming pool (indoor and outdoor, sauna). The historic city of Poitiers is about 44kms from the property and offers a wide range of retail outlets in and around the attractive city centre. There are also a mainline train station and airport. Direct...