

Detached 4 bedroomed stone house in quiet location with garden and outbuildings.



## INFORMATION

Town:	Blanzay
Department:	Vienne
Bed:	4
Bath:	3
Floor:	193 m2
Plot Size:	5378 m2

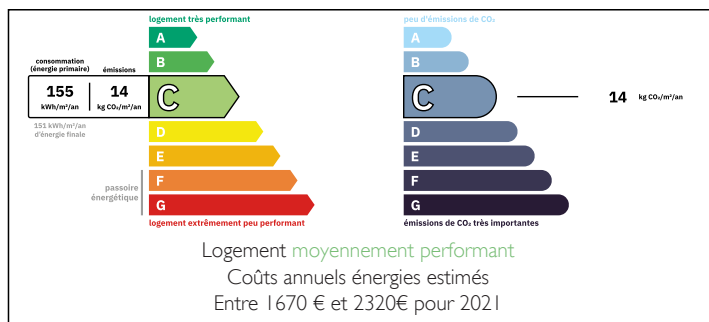


## IN BRIEF

Detached four bedroomed stone house offering spacious living accommodation and a ground floor bedroom and shower room. Several outbuildings, pond and mature garden, partly enclosed for the safety of your children and pets.

Space for a pool if required, subject to planning approval.

## 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 foncière: 480 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Entrance into the dining room 33m<sup>2</sup> which has a pellet burning stove

Kitchen 18m<sup>2</sup> fitted and equipped with range cooker, extractor hood and dishwasher

Utility room 10m<sup>2</sup> door leading to the rear garden

Salon 31m<sup>2</sup> with wood burning stove

Bedroom 11m<sup>2</sup> with ensuite shower room and WC 3m<sup>2</sup>

Office 12m<sup>2</sup>

Shower room and WC 7m<sup>2</sup>

Upstairs :

Landing 8m<sup>2</sup>

Bedroom 23m<sup>2</sup>

Bathroom 3m<sup>2</sup> comprising of bath and wash basin

Passageway 6m<sup>2</sup>

Bedroom 15m<sup>2</sup>

Bedroom 9m<sup>2</sup>

W.C. 2m<sup>2</sup> with wash hand basin

Outside :

Log store 20m<sup>2</sup>

Small stone building 10m<sup>2</sup>

3 further small stone buildings totalling 55m<sup>2</sup>

Another separate stone building 18m<sup>2</sup>

Large barn 104m<sup>2</sup>

Old stables 47m<sup>2</sup>

Electric gates

Pond and gardens

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>