



Ref: A28984SSA86 Price: 149 330 EUR

agency fees included: 9 % TTC to be paid by the buyer (137 000 EUR without fees)

#### Cute cottage with four bedrooms, three bathrooms and courtyard garden



# INFORMATION

Town: Vaux

Department: Vienne

Bed: 4

Bath: 3

Floor: 170 m2

Plot Size: 2418 m2











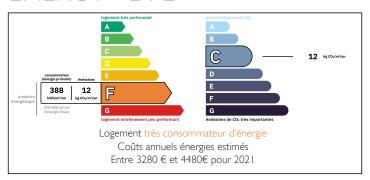


### IN BRIEF

Welcome to this cute cottage in the middle of a tiny hamlet surrounded by miles and miles of open fields. It may look small from the outside but inside you will find a large kitchen, spacious sitting room with a mezzanine, downstairs bedroom with en-suite bathroom and upstairs there are three further bedrooms, one with an en-suite shower room.

Enter the house from the front courtyard into the kitchen which is farmhouse style with a wood burner and room for a kitchen table. From the kitchen there is a long corridor with a shower room, pantry and utility room, which leads to the lovely sitting room with wood burner. Above the sitting room is a mezzanine which could provide space for an office or hobby area. Upstairs there are three double bedrooms, one of which has an en-suite...

# **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.





Ref: A28984SSA86 Price: 149 330 EUR

agency fees included: 9 % TTC to be paid by the buyer (137 000 EUR without fees)







#### LOCAL TAXES

Taxe foncière: 743 EUR

Taxe habitation: EUR

# **NOTES**

## DESCRIPTION

To the front of the house is an attractive courtyard with a seating area under a pergola and a small pond. Across the lane from the house is a piece of land with a hangar and a workshop. This provides a parking area for the property and all sorts of other possibilities — you could start a vegetable garden, have chickens or just enjoy the peace and quiet of the countryside.

The very popular riverside town of Civray is just 17 minutes away with its attractive square, bars and restaurants. Savigne is the place to go for the supermarket, garden centre and diy shops.

Measurements

Ground floor

Kitchen 28m2

Sitting room 45m2

Pantry 4m2

Shower room 6m2

Utility room 3m2

Bedroom one 19.6m2 with en-suite bathroom

9.3m2

First floor

Mezzanine landing 19m2

Bedroom two 13m2 with en-suite shower room

2.3m2

Bedroom three 13.15m2

Bedroom four 15.6m2

Outside

Hangar 70m2

Workshop 13m2

All measurements are approximate

-----

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