

Cute cottage with four bedrooms, three bathrooms and courtyard garden



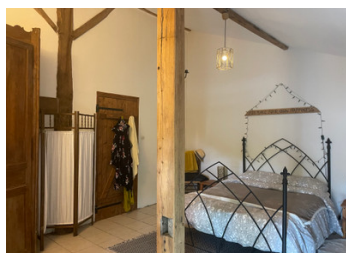
INFORMATION

Town:	Vaux
Department:	Vienne
Bed:	4
Bath:	3
Floor:	170 m2
Plot Size:	2418 m2

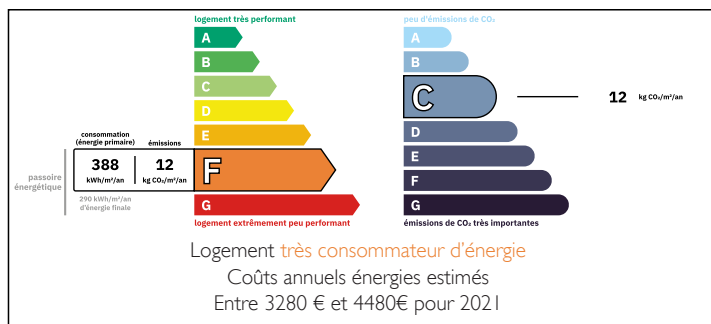
IN BRIEF

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...



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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 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>