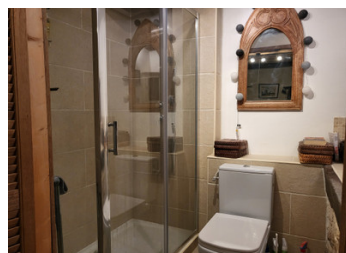


Beautiful & charming detached longère set in gorgeous grounds, fruit trees, veg patch. Tranquility assured



## INFORMATION

Town:	Saint-Romain
Department:	Vienne
Bed:	3
Bath:	3
Floor:	155 m2
Plot Size:	1386 m2



## IN BRIEF

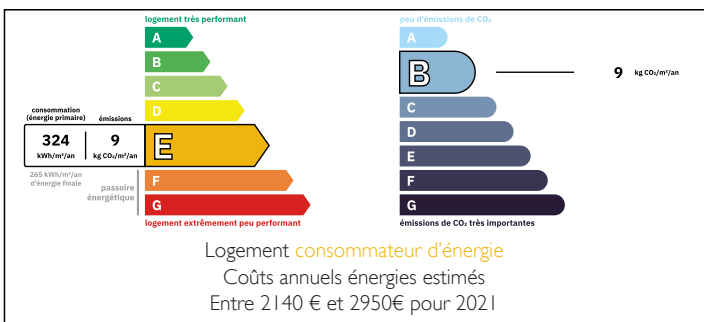
Come and see for yourself this lovely longère which oozes character and traditional French features.

It comprises an open plan living area with exposed stone walls, a feature fireplace and a mezzanine area. French doors open to stunning views of the large garden. There is a study area, a hall leading to a shower room, the master bedroom has an en-suite, a further lounge leading to a staircase leading to the first floor where there are 2 double bedrooms, a bathroom and a small room currently used as a further bedroom.

An outdoor dining area with bbq, hot-tub and a delightful long back garden full of fruit trees and raised beds.

This lovely longère is situated in a small and peaceful hamlet within easy reach of the local villages and 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.



## DESCRIPTION

You enter into the main double height living area which comprises :-

- a lounge area (4.11m x 6.73m) complete with wood burner and large double glazed door to the patio and garden beyond. This area also benefits from underfloor heating.

- a kitchen area (3.38m x 3.20m) and a dining area (3.35m x 3.26m)

Off the dining area there is a room currently used as an office (3.66m x 4.14m) which could be an additional bedroom if required.

Off the kitchen a hall leads you to a shower room and then a downstairs bedroom ( 3.44m x 3.68m) with an ensuite. The bedroom has a shuttered window and door to the outside.

Continuing down the hall you will come to an additional lounge/diner ( 7.42m x 4.97m) this also has a wood burner and a door to the outside.

Through a door from the lounge will bring you to the stairs for the 1st floor as well as a laundry and an additional toilet.

Upstairs you will find 2 additional bedrooms the first (3.58m x 4.32m) has a double glazed velux window, electric radiator and low beam (1.49m high).

The 2nd bedroom ( 3.62m x 2.80m) has a double glazed velux window, electric radiator and a low height entry door.(1.49m high).

There is a bathroom (3.62m x 2.80m) plus another room (2.09m x 2.60m) currently used as a single bedroom.

Outside there is a gravel area that runs along the house and a small raised terrace perfect for those long summer evenings....

## LOCAL TAXES

Taxe foncière: 660 EUR

Taxe habitation: EUR

## NOTES