

## Character property to renovate near Antran



## INFORMATION

Town:	Antran
Department:	Vienne
Bed:	3
Bath:	2
Floor:	210 m2
Plot Size:	13315 m2

## IN BRIEF

With its château-style façade, this character property sitting in large grounds near Antran is waiting for someone to turn it into a wonderful home.



## ENERGY - DPE

DPE not required.

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 habitation: EUR

## NOTES

## DESCRIPTION

From the driveway, you enter the grounds of the property, which is to your left. You arrive in the entrance hall (8m<sup>2</sup>) with WC (1m<sup>2</sup>) under the staircase. To your right is a living room (28m<sup>2</sup>) with fireplace with windows overlooking the garden. To the left of the hall is a room (28m<sup>2</sup>) which could be used as a dining room or second sitting room also with fireplace. This room has windows and double doors out to the garden. Continuing through, is a room (30m<sup>2</sup>) to convert to the kitchen or kitchen/dining room. This room also has windows and a door to the garden. Off this room are two further rooms (20m<sup>2</sup> & 7m<sup>2</sup>) which could be converted to a bedroom and bathroom or utility and laundry rooms. Back in the hallway, the wooden staircase takes you to the large landing (14m<sup>2</sup>) off which is a bedroom with fireplace with door to a room (6m<sup>2</sup>) to convert to a shower room. Off a corridor (7m<sup>2</sup>) is another bedroom (15m<sup>2</sup>) and a small hall (4.5m<sup>2</sup>) off which is a bedroom (12m<sup>2</sup>) and room (10m<sup>2</sup>) to convert to a bathroom.

- Ground floor: entrance hall, WC, room to be converted into a kitchen, dining room with fireplace, sitting room with fireplace, two rooms to be converted. The staircase continues up to two attic spaces, one which is only really suitable for storage due to the height and the other (28m<sup>2</sup>) which could make a lovely master bedroom....