

Pretty, renovated village house with 3 bedrooms, courtyard, garden, and outbuildings ideal for development.



## INFORMATION

Town:	Le Vigeant
Department:	Vienne
Bed:	3
Bath:	1
Floor:	86 m2
Plot Size:	540 m2



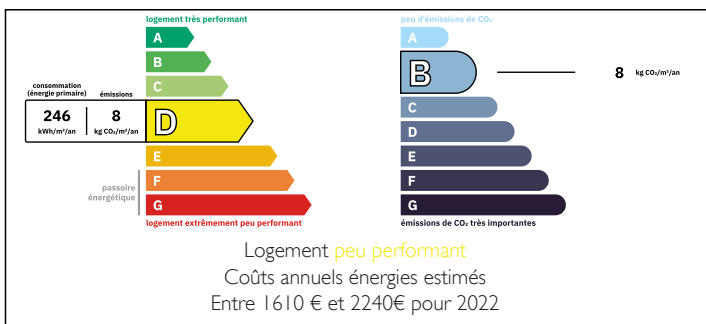
## IN BRIEF

**\*\*Under Offer\*\***

This charming village house has been lovingly renovated to create a comfortable home with 3 good sized bedrooms, attractive courtyard and landscaped garden. The well maintained outbuildings offer ideal storage but also potential development projects to generate income in the future.

Located in the heart of this friendly village with its bar/restaurant, church, school and stunning countryside walks.

## 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

The front door welcomes you into a bright and spacious living room with attractive wooden floor and large double glazed windows, (with tilt function), to the front of the property. This good sized room (21.5m<sup>2</sup>) has space for a dining table and chairs and is heated by a modern electric radiator.

The living room leads out to the rear hallway, with a beautifully re-laid tile floor, original oak staircase and door to the private rear courtyard. To the left is the modern, large kitchen, with fitted units, new work-surface and flooded with light thanks to the large windows over-looking the courtyard.

There is also a downstairs wc, with sink, leading from the hallway.

Upstairs the landing leads to 2 bedrooms at the front of the house (12m<sup>2</sup> and 9.4m<sup>2</sup>) with wooden floors, electric radiators and double glazed windows. At the rear of the house is the third bedroom (8.9m<sup>2</sup>) with a built-in wardrobe space. The modern tiled bathroom has a newly fitted walk-in shower, sink, wc and heated towel rail.

Outside the courtyard is a gorgeous space to enjoy your morning coffee or entertain friends with plenty of space for a table and chairs and parasol. The gate leads to the private alleyway next to the property and onwards to the 3 outbuildings/barns.

Barn 1 - This building has an entry door and window (single glazed) on the ground floor and has electric lights and plug sockets. The ground floor room (24.5m<sup>2</sup>) has...

## LOCAL TAXES

**Taxe foncière: 365 EUR**

**Taxe habitation: EUR**

## NOTES