

Character stone farmhouse, located in a small hamlet not far from the popular tourist town of Charroux.

## EXCLUSIVE



## INFORMATION

Town:	La Chapelle-Bâton
Department:	Vienne
Bed:	4
Bath:	2
Floor:	222.75 m2
Plot Size:	3713 m2

## IN BRIEF

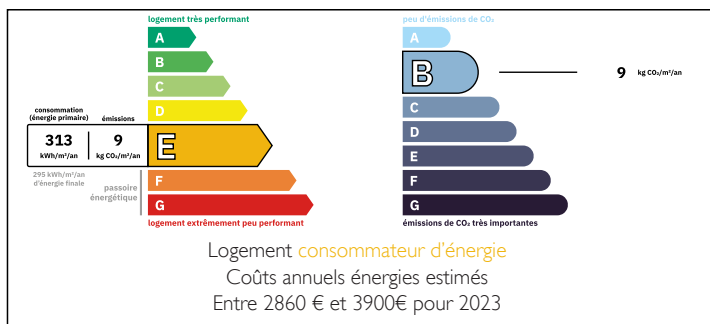
An attractive character property with traditional French charm, restored to a high standard with many charming features. An early viewing is recommended to appreciate this beautiful property.

Briefly comprising of entrance lobby, large lounge with feature stone walls and traditional fireplace, and oak beams. Characterful traditional French style kitchen, large utility room, 2 downstairs bedrooms, 2 downstairs bathrooms, 2 upstairs bedrooms and small mezzanine.

Located in a peaceful setting but within easy reach of local shops, supermarkets, restaurant and bars.

Flights to Poitiers and Limoges airports both approximately one hours drive.

## 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

In further detail.

On arrival at the property there is a large garden to the front of the house with a driveway to the side leading to parking at the rear of the house.

Entering the property at the front of the house is an entrance lobby which leads off to the large lounge full of French charm with its stone walls, oak beams and a tiled flooring.

Leading off from the lounge to the left is a small lobby area leading to the first of the downstairs bathrooms - this bathroom is full of character and has traditional stone walls and a feature stone vanity washbasin and bath with shower attachment , wc and tiled flooring.

The dining/kitchen/sitting room is a large open space with a sloped ceiling with velux windows making a very airy and light space.

Whilst this room is open plan there are designated areas. There is an area with sofas and chairs, a perfect place for your guest to sit whilst you are preparing dinner. There is a feature woodburning fire to add ambiance and heat. There is an area with the large traditional French farmhouse dining table and accompanying benches offering a large dining space for many people.

The kitchen area is equipped in traditional French style with dresser and work tables. There is a feature ceramic sink and a large range style cooker.

There is large room leading off from the kitchen/dining/sitting area which currently houses...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES