

Under Offer! Charming detached 1 bedroomed stone property in magical location, with lovely garden

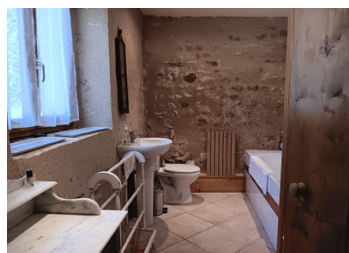


INFORMATION

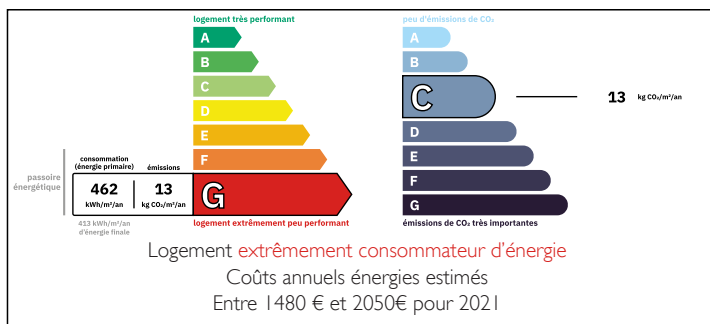
Town:	Champagné-Saint-Hilaire
Department:	Vienne
Bed:	1
Bath:	1
Floor:	70 m2
Plot Size:	2208 m2

IN BRIEF

if you are looking for a little haven of tranquillity, then this is the property for you. This lovely cottage is tucked away down a little lane and surrounded by woodland. It has been tastefully renovated to a high standard but retaining its rustic character and charm. It is a cosy and welcoming rural retreat.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

GROUND FLOOR

Kitchen/living room - spacious and open plan living space, including an attractive kitchen area with lovely fireplace and log burner and large dining area.

Bedroom/sitting room - cosy and welcoming room, with exposed beams and log burner.

Bathroom - attractive bathroom with bath, basin, WC and plumbing for washing machine.

FIRST FLOOR - LOW CEILING HEIGHT

Mezzanine - attractive mezzanine area overlooking the kitchen/living space.

Attic room - currently used as bedroom, the ceiling slopes down at both sides so cannot be classed as living space. There are fitted cupboards.

BENEFITS

Idyllic rural location. Double glazing. Quality renovation. Good sized garden. Close to pretty village with amenities.

EXTERIOR

There is a small garden in front of the property with vehicle access to the side. The majority of the outside space is at the rear of the property and consists of a large patio area that leads onto a good sized garden, with woodland on the border. There is a small stone outbuilding attached to the property, which houses the hot water tank and further storage area. Next to the outbuilding is an old communal bread oven.

LOCATION

The property is accessed via a small lane, with no through traffic. The hamlet is surrounded by woodland and feels very hidden away. The nearest village is Champagné St Hilaire which is only just over 4kms away and has a small but well stocked grocery shop, bar/restaurant, bakery and small market on...