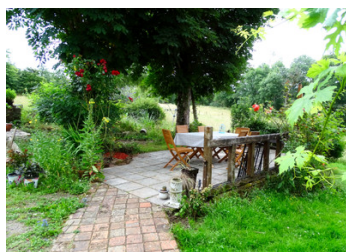


Offer accepted. 3 bedroom house in a stunning location set on 5.7 acres. Completely private.

EXCLUSIVE



## INFORMATION

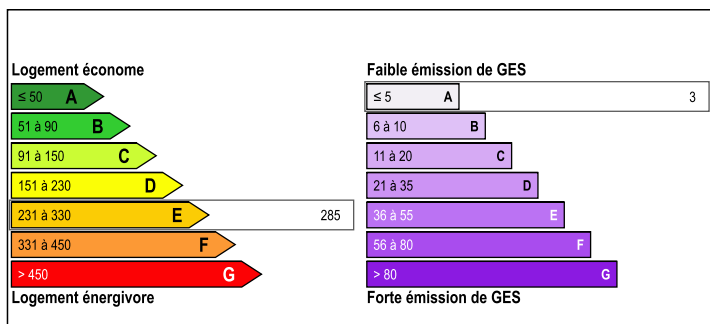
Town:	Luchapt
Department:	Vienne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	23408 m2

## IN BRIEF

Accessed via its own private drive off a quiet country lane, this charming property of approximately 130 m<sup>2</sup> has been tastefully renovated, retaining many original features such as exposed oak beams, beautiful stonework and oak parquet flooring. The ground floor comprises a lounge/dining room, kitchen, study/veranda, shower room 2 bedrooms and a bathroom. Upstairs, a third bedroom with an en suite shower room.

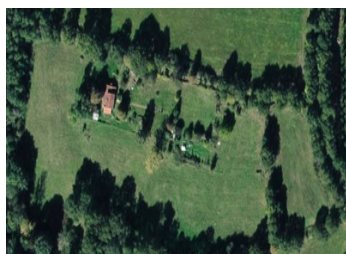
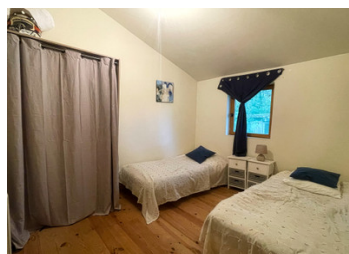
Set in quiet, gently rolling countryside, just 600 metres from a small village with a grocery shop/café and post office. The popular town of L'Isle Jourdain, a thriving market town on the River Vienne with a good selection of shops, bars, restaurants and a supermarket is 12km away. Bellac railway station is just 26km away and offers direct links to Poitiers, from where you can take the TGV to Paris, Bordeaux, London and Brussels. Limoges...

## 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 layout is as follows.

On the ground floor

A spacious living/dining room (37.5 m<sup>2</sup>) with a recently installed pellet stove.

A conservatory (18 m<sup>2</sup>) providing lovely views over the grounds and garden with an en suite shower room with disabled access. Reversible air-conditioning heat pump recently installed in this room.

The kitchen (22 m<sup>2</sup>) is fitted with hand-made oak units and has a sunny eating area with possibility of reinstating a wood-burning stove.

Steps from the kitchen provide access to the two bedrooms (both just over 10 m<sup>2</sup>) with a bathroom in between them.

First floor

Stairs from the living area lead to an upstairs bedroom (37 m<sup>2</sup>) which has an en suite shower room with toilet.

The house is surrounded by a large garden, a shady terrace for long summer lunches or evening meals and a surrounding meadow, which ensures complete privacy. The current owner keeps goats, chickens, ducks and geese but the adjoining meadow would be ideal for a couple of horses or donkeys.

## LOCAL TAXES

**Taxe foncière: 575 EUR**

**Taxe habitation: EUR**

## NOTES

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>