

Price negotiable : Detached 3 bedroom home with 2 bedroom cottage, party barn, pool, garden, land and more.



## INFORMATION

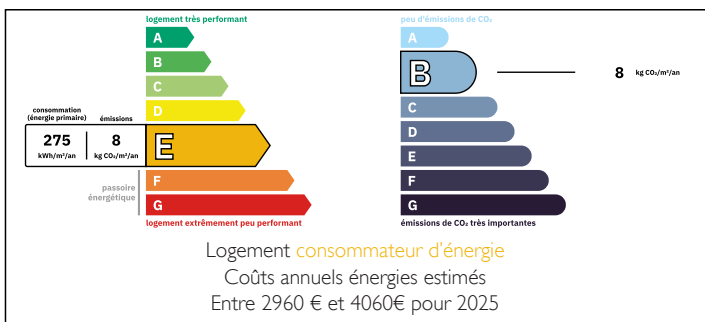
Town:	Chaunay
Department:	Vienne
Bed:	5
Bath:	2
Floor:	247 m2
Plot Size:	7389 m2

## IN BRIEF

Detached three bedroom, three bathroom home with games room, a separate cottage offering two bedrooms, a large party barn with bar area, barn for car/ garden machinery storage, a small cottage offering one bedroom, but very low ceiling, and old stables. This property has a courtyard garden to the front and a large plot of land to the rear where there is also an above ground pool with decking around.

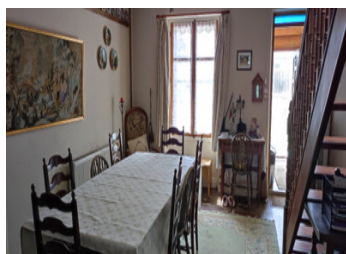
The property offers huge potential for the right person, contact me today to avoid disappointment. Sensible offers will be considered.

## 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

Main house :

Entrance 3.6m<sup>2</sup>

Dining room 20.3m<sup>2</sup>

Kitchen 12m<sup>2</sup>

Lounge with wood burning stove which runs the central heating 32m<sup>2</sup>

Games room 41m<sup>2</sup>

Utility room 8m<sup>2</sup>

Shower room with WC 3.5m<sup>2</sup>

Upstairs :

Master bedroom 19m<sup>2</sup> with ensuite shower room and WC 5m<sup>2</sup>

Family bathroom with corner bath, wash basin and WC 5m<sup>2</sup>

Two further bedrooms 12m<sup>2</sup> and 9.5m<sup>2</sup>

Cottage :

Entering into a fitted and equipped kitchen 14.5m<sup>2</sup>

Lounge with wood burning stove 19m<sup>2</sup>

Upstairs :

Bedroom 15m<sup>2</sup> through which is accessed a small bedroom 7m<sup>2</sup> and bathroom 4m<sup>2</sup> comprising of bath, wash basin and WC

Party barn 67m<sup>2</sup>, with mezzanine area 45m<sup>2</sup> and attached bar 25m<sup>2</sup>

Barn, ideal for car and garden machinery storage 88m<sup>2</sup>

Small cottage :

Open plan living space 25m<sup>2</sup>

Upstairs amezzanine sleeping area with very low ceilings and WC and wash basin

Other buildings :

Old stables used as storage 40m<sup>2</sup>, and open storage shed

Above ground pool with surrounding decking, garden and field

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Information about risks to which this property is

## LOCAL TAXES

Taxe foncière: 852 EUR

Taxe habitation: EUR

## NOTES