

17th Century recently renovated 3/4 bed family home with courtyard and access to the river

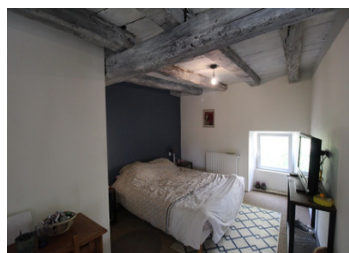


## INFORMATION

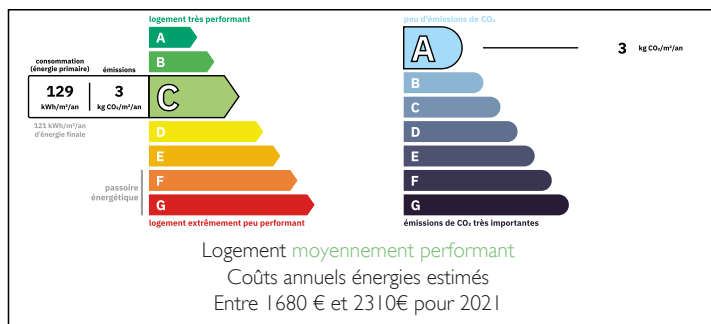
|             |                      |
|-------------|----------------------|
| Town:       | La Chapelle-Moulière |
| Department: | Vienne               |
| Bed:        | 3                    |
| Bath:       | 3                    |
| Floor:      | 236 m2               |
| Plot Size:  | 3426 m2              |

## IN BRIEF

This property has had many incarnations in its 400yr old history including farmhouse, nightclub and a “guingette”, a mostly open air café but is now presented as comfortable family home by the river. It has been recently renovated to provide 3 bedrooms with a 4th to finish (in the extension), if required. One of the bedrooms has an ensuite shower room and a dressing room (with access to the mezzanine level in the attached barn/workshop) and there is also a family bathroom as well as a large landing area, easily big enough to be used as an office space. The ground floor has a large open plan dining room, living room and kitchen, with access to the extension which has a shower room, wc, laundry and boiler room. At the opposite end leading from the living room, there...

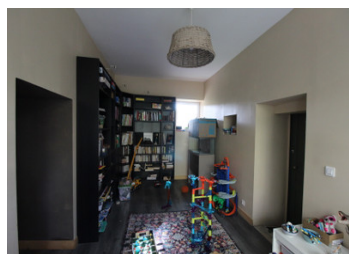


## ENERGY - DPE



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

This property has had many incarnations in its 400yr old history including farmhouse, nightclub and a "guinguette", a mostly open air café but is now presented as comfortable family home by the river. It has been recently renovated to provide 3 bedrooms with a 4th to finish (in the extension), if required. One of the bedrooms has an ensuite shower room and a dressing room (with access to the mezzanine level in the attached barn/workshop) and there is also a family bathroom as well as a large landing area, easily big enough to be used as an office space. The ground floor has a large open plan dining room, living room and kitchen, with access to the extension which has a shower room, wc, laundry and boiler room. At the opposite end leading from the living room, there is a library/play room, with access to the barn/workshop. To the outside there is an enclosed courtyard with tropical plants which is accessed via ornate iron gates. There is also a chicken coop, a cave in the rock, a well for watering the garden, several parking spaces and access directly to the river. The property is well located being only 10km from the medieval city of Chauvigny, which has all amenities, including a swimming pool, numerous supermarkets, regular Saturday market, rare bird displays and a "velorail" whereby you can pedal a cart along the old railway line. The nearest airport is Poitiers at 25km and the...

## LOCAL TAXES

**Taxe foncière: 1450 EUR**

**Taxe habitation: EUR**

## NOTES