

Magnificent, spacious, light-filled property overlooking the village green and historic market hall



## INFORMATION

Town:	Scorbé-Clairvaux
Department:	Vienne
Bed:	5
Bath:	2
Floor:	213 m <sup>2</sup>
Plot Size:	1168 m <sup>2</sup>



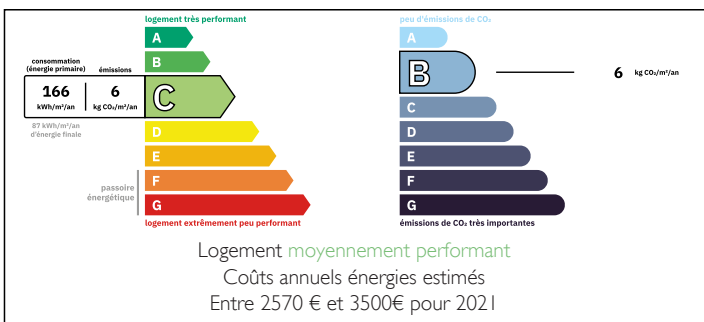
## IN BRIEF

At the heart of Scorbé Clairvaux (officially a “village fleuri”) this spacious 213 m<sup>2</sup> house boasts the best views in the village. Comprising 10 rooms, it offers a functional layout with 5 comfortable bedrooms, making it ideal for families. The bathroom and WC on the first floor and the WC and shower on the ground floor add a touch of practicality that makes everyday life easier.

Sitting proudly on the corner of the street and overlooking the verdant village green, the south and west-facing aspect bathes the house in natural light throughout the day, creating a warm and welcoming atmosphere. Although in need of refurbishment/modernisation in places, this house offers enormous potential for those wishing to personalise their future home.

There is also a garage and free on-street parking. Despite all the green views, bakery, infant and primary schools, doctors, etc,...

## ENERGY - DPE



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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

With all daily essentials on your doorstep and the town of Châtellerault (with hospital, TGV station, shops, restaurants, bars, cinema, theatre, further education establishments and all sorts of sports and cultural facilities) only 15 minutes away, this house is perfectly positioned for someone wanting space and fresh air without being removed from civilisation.

In a corner position overlooking the large village green and the château beyond, the ground floor consists of multiple spaces which could be used as reception rooms, bedrooms, offices,...

The side door opens into an entrance hall with the staircase straight ahead. A door to the left opens onto a room of over 40m<sup>2</sup>, visually separated into two almost equal halves by a huge open archway. The rear section features built-in cupboards and a fireplace and a mainly glazed (non structural) dividing wall separates it from a further 18m<sup>2</sup> space, currently arranged as a downstairs bedroom. So you could have one huge space of nearly 60m<sup>2</sup>, or two or three distinct spaces depending on what works for you and your household. A door to the rear right of this space hides a washbasin under the stairs and steps down to a cellar (30 + 15m<sup>2</sup>). To the left of the first part of this area is a door to the kitchen (21m<sup>2</sup>) with a glazed door in the corner overlooking the park.

Going back to the hall and opening the door to the right of the stairs, we enter the more recent part...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES