

Spacious three / four bedroom stone farmhouse, ready to move into, with outbuildings and garden



## INFORMATION

Town:	Blanzay
Department:	Vienne
Bed:	3
Bath:	2
Floor:	166 m2
Plot Size:	2941 m2

## IN BRIEF

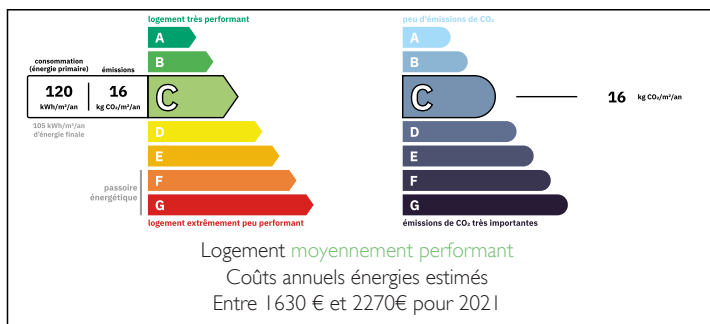
A rare gem, a stone farmhouse offering three / four bedrooms, with attached garden, outbuildings and above ground pool(needs a new liner) in a sought after location.

Gas central heating, double glazing this property has a C energy rating and 2941m<sup>2</sup> of land.

Book your viewing today to avoid disappointment.

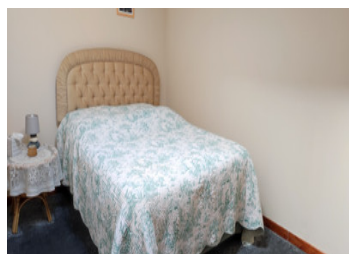


## ENERGY - DPE



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 foncière:	316 EUR
Taxe habitation:	EUR

## NOTES

## DESCRIPTION

Entrance into Kitchen / Dining area 33m<sup>2</sup> fitted and equipped with a dishwasher, fridge and range cooker. A wood burning stove at the dining room end.

Utility room 3m<sup>2</sup> with connections for the washing machine and a water softner

Pantry 3.5m<sup>2</sup>

W.C. 1.5m<sup>2</sup> with wash hand basin

Lounge 43m<sup>2</sup> with insert woodburning stove

Room / Bedroom 31m<sup>2</sup> This room currently has no heating but is a good sized room

Upstairs :

Mezzanine 19m<sup>2</sup>

Master bedroom 20m<sup>2</sup> with ensuite bathroom comprising of corner bath, walkin shower, wash basin, bidet and WC and a dressing room 11m<sup>2</sup>

Bedroom 16m<sup>2</sup>

Bedroom 9,5m<sup>2</sup>

Shower room 4m<sup>2</sup> comprising of shower, wash basin and WC

Outside :

Workshop 25m<sup>2</sup> with mezzanine 11m<sup>2</sup>

Art room 23m<sup>2</sup>

Car port 29m<sup>2</sup>

Wood shed 4m<sup>2</sup>

Storage shed 4m<sup>2</sup>

Swimming pool 10m x 5m, above ground pool, needing a new liner.

Garden

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