

Lovely "longère" detached house with 4 bedrooms, beautiful reception rooms and gorgeous garden



EXCLUSIVE

## INFORMATION

Town:	Mauprévoir
Department:	Vienne
Bed:	4
Bath:	1
Floor:	113 m <sup>2</sup>
Plot Size:	1377 m <sup>2</sup>

## IN BRIEF

**\*\*UNDER OFFER\*\*** A beautiful stone property in a fabulous location on the edge of this pretty village.

On the ground floor there is a welcoming entrance hall, with downstairs bathroom, leading to a bright kitchen, a reading room, with small attached sun-room, and finally the attractive sitting room with stone fireplace.

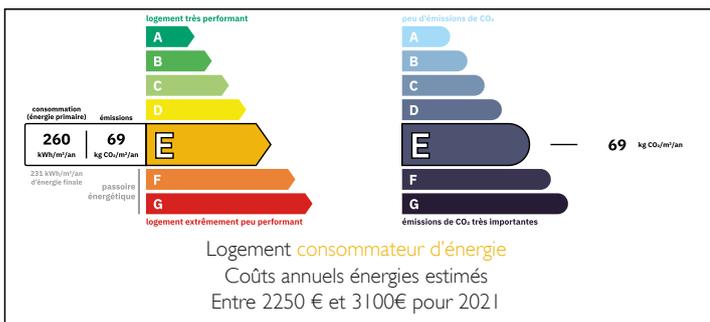
Upstairs the landing leads to 3 double bedrooms, 1 single bedroom and a bathroom.

Outside the large garden sits to the rear and side of the property with beautiful views across the orchard to the farmland, village pond and chateau beyond. There is a wooden summerhouse, older stone outbuildings (in need of some TLC) and an outbuilding containing the fuel tank for the central heating.

Within walking distance of the village centre with amenities and bar/restaurant this house has a handful of neighbouring properties nearby.



## ENERGY - DPE



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## DESCRIPTION

Located in a small hamlet, with neighbouring properties, only 10 minutes stroll to the village centre with its local shop, bar/restaurant and pharmacy.

The front door welcomes you in to the pretty entrance hall at one end of this property. Double doors lead out to the side garden, a further door leads to a small wooden garden room (currently used as a greenhouse), there is also access to the downstairs bathroom with shower cabin, wc and basin.

The kitchen has low level fitted storage and free-standing units. There is space for a dining table and chairs and the back doors lead out to the delightful back garden.

The following room was at one point the original entrance hall. Now it houses the oil fired boiler for the central heating, is a perfect snug/reading room and has a door full of character leading to a small sun-room/porch.

Finally, at the far end of the property, is the attractive sitting room with window over-looking the back garden and eye-catching stone fireplace.

The stairs lead from the kitchen up to a landing running the full length of the property. There is a single bedroom with roof window and exposed stone wall and a family bathroom with bath, sink and wc to the left of the staircase.

To the right are 3 good sized double bedrooms.

Outside, the back garden has a section of orchard, shrubs, olive tree and a fabulous eucalyptus. There are gates at the side of the...

## LOCAL TAXES

**Taxe foncière: 344 EUR**

**Taxe habitation: EUR**

## NOTES