

Charming 3 bed detached house with enclosed garden, summer kitchen and garage



INFORMATION

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|-------------|---------|
| Town: | Payroux |
| Department: | Vienne |
| Bed: | 3 |
| Bath: | 3 |
| Floor: | 140 m2 |
| Plot Size: | 1288 m2 |

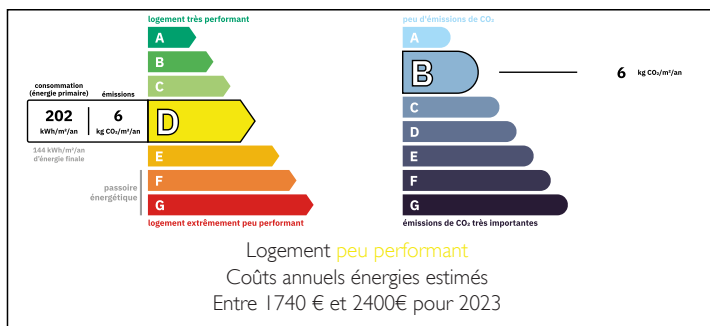
IN BRIEF

****Under offer***This attractive stone house is beautifully located in a quiet hamlet, surrounded by the pretty garden with plenty of off-road parking, double glazing and modern heat pump.

The welcoming kitchen / dining room is the perfect place for daily family life or getting together with friends. There is a large lounge, opening on to the private terrace, a bathroom and a good sized bedroom on the ground floor. Upstairs are 2 double bedrooms, each with their own ensuite bathrooms. Outside the front gates open on to a large driveway with a garage and workshop. There is a nice sized garden and a delightful terrace as well as a separate summer kitchen.



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: 400 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor

Dining room with fitted kitchen - 34.5m² with a door leading out to the garden

Living room 37.1m² with insert woodburner and patio doors leading to the terrace

Downstairs bedroom 17.5m²

Bathroom with bath and shower cubicle

Separate wc

Laundry room housing the modern heat pump system for heating and hot water.

Upstairs the landing leads to 2 bedrooms 17.5m² & 16.2m² each with their own ensuite bathrooms with shower, wc and sink.

Outside, the single storey building, next to the terrace houses a summer kitchen with water and electricity.

The garage 38.6m has a concrete floor and electricity and makes a fantastic workshop space. Next to it is an open hangar, ideal for parking vehicles under cover. There is also a wood store and a well.

The fenced garden surrounds the house on 3 sides and is a peaceful, private place to enjoy the sunshine.

Located in a pretty hamlet close to the village of Saint Martin l'ars with its local store, bistro, lake and restaurant.

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