

Lovely 3 bedroomed house in lively village with superb views over the french countryside

## EXCLUSIVE

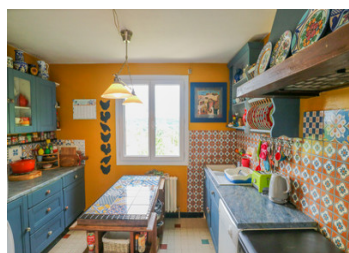
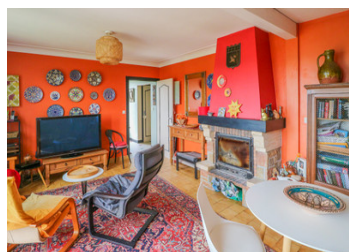


## INFORMATION

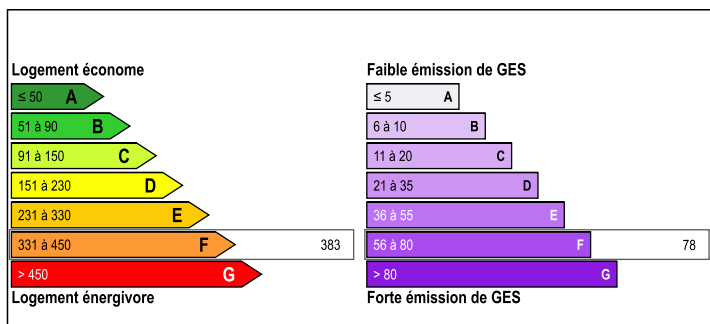
Town:	Queaux
Department:	Vienne
Bed:	3
Bath:	1
Floor:	87 m2
Plot Size:	895 m2

## IN BRIEF

Ideally situated within minutes walking distance to the amenities of the vibrant village such as the restaurant and bar, this property with 3 bedrooms and comfortable living spaces could be for a holiday home or provide a main family home. The lounge has wonderful views over the Queaux countryside and the balcony is just the place to sit and enjoy it. The garden has several seating areas to enjoy either shade or sun and again different views. The property must be seen to really see its potential!



## 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 consists of:

Kitchen 3m x 3.30m

Lounge with insert woodburner and balcony 6m x 4.20m

Toilet

Shower room 2.55m x 1.58m

Bedroom 1 3.08m x 3.02m

Bedroom 2 4.03m x 3.12m

## SOUS-SOL

Garage 4m x 5.36m

Workshop 3.85m x 9m

Bedroom 3 4.04m x 3.50m

## EXTERIOR

Garden

Patio area

## LOCAL TAXES

**Taxe foncière: 325 EUR**

**Taxe habitation: EUR**

The village draws many visitors from around the area during the summer months who are happy to use the bar, restaurant and the beach on the riverside and also enjoy music nights once a week. The nearest large town is Lussac les Chateaux with supermarkets, train station, bars and restaurants. Poitiers is just 45km away for shopping and the airport.

Limoges is 96km away for the airport which flies to the UK and other european destinations.

## NOTES

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