

Exceptional renovated 4 bed stone house with parking and 2 large terraces



INFORMATION

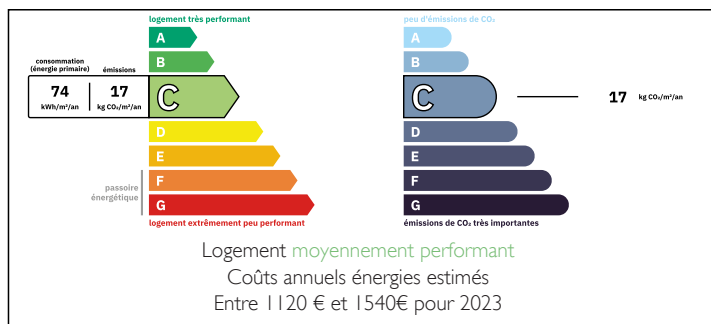
Town:	Migné-Auxances
Department:	Vienne
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	412 m2



IN BRIEF

In the charming village of Limbre, discover this beautiful 160 m² house, entirely renovated with taste, combining authenticity and modern comfort. On the first floor, a vast, light-filled 45 m² living area features a living room, dining room and fitted kitchen, complemented by a storeroom and WC. Upstairs, two bedrooms and an elegant shower room with WC. The second floor offers two further bedrooms and a large bathroom with WC. Outside, two sunny terraces invite you to relax, and a large, sheltered courtyard extends moments of conviviality. A real favorite in the heart of a peaceful village.

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

In the authentic heart of the village of Limbre...

Let yourself be seduced by this charming, fully-renovated house, blending old-world charm with modern comforts, nestled in a peaceful, friendly setting. With a generous surface area of approx. 160 m², this family home is ideal for your life projects, your moments of sharing and your moments of peace and quiet.

As soon as you enter, you'll be won over by the harmonious volumes and luminosity of the vast 45 m² living space, where the living room, dining room and fitted kitchen form a warm and welcoming ensemble, ideal for large tables and cosy evenings by the fire. A discreet storeroom and separate toilet cleverly complete this level.

On the first floor, the charm continues with two beautiful bedrooms, a cosy landing and an elegant shower room with WC, designed for your everyday comfort.

The second floor continues the family cocoon atmosphere with two further bedrooms, a second landing and a spacious bathroom with WC, perfect for welcoming family and guests.

Outside, the two terraces invite you to relax and dine al fresco, while the large courtyard promises sheltered summer evenings or playtime for the kids, whatever the season.

A rare property where life is good, in the heart of a charming village...

All you have to do is pack your bags and let the magic happen.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES