

## Four bedroom maison de maitre in Saint Clair



## INFORMATION

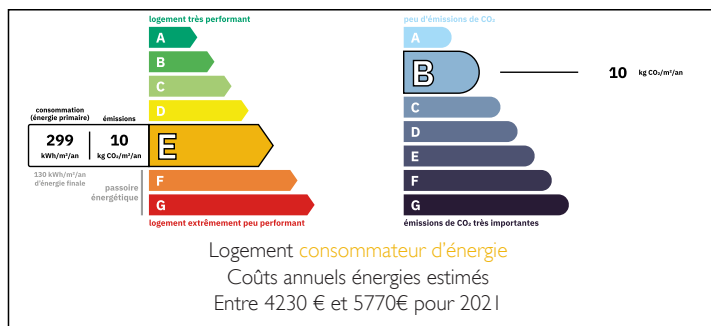
Town:	Saint-Clair
Department:	Vienne
Bed:	4
Bath:	2
Floor:	238 m2
Plot Size:	3244 m2

## IN BRIEF

Ideally located in the heart of a village, surrounded by the peaceful Vienne countryside, this deceptively spacious maison de maitre property is only 10 minutes by car from Loudun which has all the commerce you need.

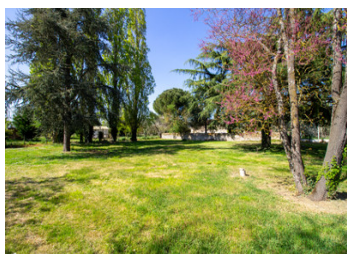


## ENERGY - DPE



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 habitation: EUR

## DESCRIPTION

Entering into the hall (8 m<sup>2</sup>), to the rear is a WC (3 m<sup>2</sup>). To the left, is the fitted kitchen (28 m<sup>2</sup>) with patio doors at the end. There is a larger cupboard in the kitchen. To the right of the hall, is the dining room (23 m<sup>2</sup>) which continues through to the living room (50 m<sup>2</sup>) with fireplace which is also connected to the kitchen. The majority of the living room is double height. Continuing through, off an inner hallway (5 m<sup>2</sup>) with fitted cupboards, is an office (11 m<sup>2</sup>) and then a utility room (11 m<sup>2</sup>) and WC (2 m<sup>2</sup>). A door from the utility room gives access to a room to finish (36 m<sup>2</sup>) which also has a fireplace. A wooden staircase from the living room leads to a mezzanine (20.5 m<sup>2</sup>) where at the front of the property, off a corridor (4 m<sup>2</sup>) are two bedrooms (both 16 m<sup>2</sup>), a large bathroom (11.5 m<sup>2</sup>) with bath, shower, double sinks and bidet and a WC (2 m<sup>2</sup>). At the rear of the mezzanine, there is an inner hallway (4 m<sup>2</sup>) with fitted cupboards and two additional bedrooms (both 10 m<sup>2</sup>) and a shower room (5 m<sup>2</sup>) with shower, sink and WC. There is an attic (36 m<sup>2</sup>) which can be accessed from one of the bedrooms or via a staircase in the room to finish. Below the room to finish is a vaulted cellar. Outside, at the end of the building...

## NOTES