

## Contemporary 4-bedroom home with spacious garden

EXCLUSIVE



## INFORMATION

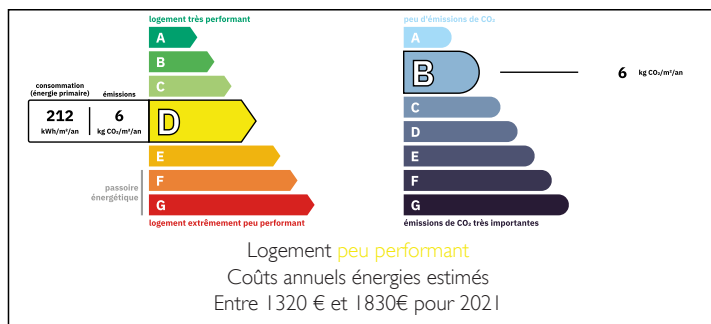
Town:	Saint-Pierre-d'Exideuil
Department:	Vienne
Bed:	4
Bath:	1
Floor:	112 m2
Plot Size:	2000 m2

## IN BRIEF

A stylish property perfectly suited for families or those seeking spacious comfort on one floor. Set on a generous plot, this 4-bedroom house combines modern convenience with a warm, welcoming atmosphere with a large garden ideal for relaxing or entertaining.



## 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

Step inside to a bright, living area with with full-height patio doors fill the space with natural light. The modern kitchen features high-end appliances, ample storage and leads into the dining / lounge area.

Four bedrooms provide plenty of space for family, guests, or a home office. There is a large full bathroom with enclosed shower, bath and separate WC.

Outside, the expansive garden offers endless possibilities—whether you dream of a vegetable patch, pool installation, or simply a beautiful space for children and pets to roam. A covered patio provides the perfect spot for outdoor dining and summer gatherings.

Additional highlights include double glazing, energy-efficient features, and ample private parking.

This is modern, single-level living at its best - built in 2007 it is move-in ready and designed for comfort, style, and connection to the outdoors.

Saint-Pierre-d'Exideuil is a small village located just 2 km from the bustling market town of Civray in the south west Vienne region.

With a population of just 700 the area is an oasis of calm and tranquility without being isolated.

Contact me today to schedule your private viewing

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

## LOCAL TAXES

**Taxe foncière: 408 EUR**

**Taxe habitation: EUR**

## NOTES