

Excellent standard 3 bed French country cottage in 1934m2 & outbuildings Perfect for self-sufficient lifestyle

EXCLUSIVE



## INFORMATION

Town:	La Chapelle-Bâton
Department:	Vienne
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	1934 m2

## IN BRIEF

This property is a real beauty ..... come and see for yourself

This absolutely delightful French country cottage has been finished to an excellent standard and is ready to move into. Set in 1934m2 with a variety of fruit trees, this is the perfect property if you want to live the French dream and have a self sufficient life and grow your own food.

The roof has been redone and is insulated, the electrics have been redone and there is double glazing and a super wood burning aga which provides a combination of wood/electric heating.

The house boasts a large kitchen dining room, a separate living room, a utility room, shower room, 3 large bedrooms, an office space, and outbuildings.

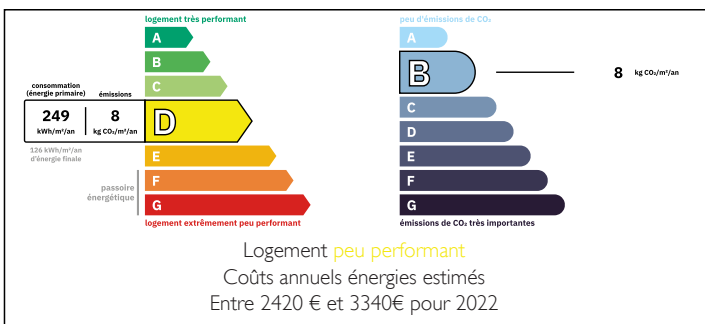
There is a large and private garden with at least 25

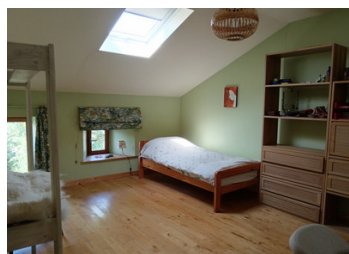
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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## ENERGY - DPE





## DESCRIPTION

In further detail:-

On arrival at the property there is a large front garden where you can park your car together with grassed area and flowers etc.

On entering the property you enter a large kitchen dining room which is fitted with a range of base cupboards and space for a large dining table. There is a large wood burning aga which adds charm and character to the typically French style dining kitchen.

Just off to the right of the dining kitchen is one of the (2) downstairs bedrooms which is of a good size, has a tiled flooring and has a view out to the front garden.

Leading off from the kitchen/dining room is a small utility room, with a sink unit and space for washing machine.

The shower room is just opposite - with a vanity sink unit, wc and a large walk in shower. There are tiled walls and flooring.

There is a large and airy living room with views and a door leading onto the front garden, a feature Charentais fireplace where you could put in another woodburner if you so wish.

Just off the living room there are a set of stairs leading to an upstairs bedroom which is large and has velux windows making the room light and airy . It was the intention to make this room into a yoga studio here, again the space can be utilised to meet your needs.

Back downstairs there is a further bedroom...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES