

Attractive 3 bedroom village property , full of character, with pool, garden and large barn



## INFORMATION

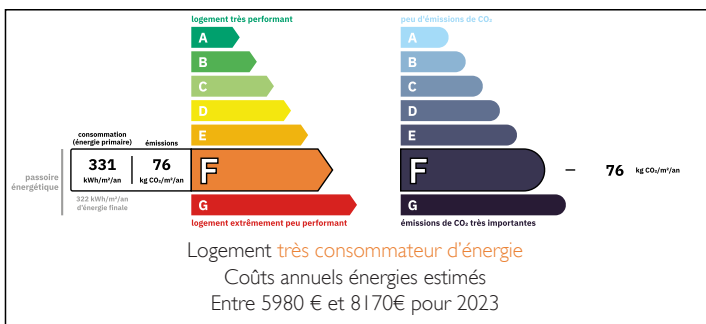
Town:	Sommières-du-Clain
Department:	Vienne
Bed:	3
Bath:	2
Floor:	179 m2
Plot Size:	350 m2

## IN BRIEF

Just a short stroll from the heart of this popular village with a selection of amenities including a bar and restaurant. In close proximity to two market towns, this unexpectedly large house would make an ideal family or second home. Featuring an enclosed private garden with pool and decking at the back of the property for enjoying lazy summer days.



## ENERGY - DPE



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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.



## DESCRIPTION

### GROUND FLOOR

Entrance hall - original flagstone floor and attractive staircase.

Sitting room (or additional bedroom) - traditional fireplace and wooden floor.

Bedroom 1 - spacious room with large dressing area and traditional fireplace.

Shower room - Italian style shower, room for a bath, basin and WC.

Workshop/boiler room - large area housing boiler and plumbing for washing machine.

### FIRST FLOOR

Kitchen/living room - comfortable open plan living room and kitchen, with plenty of character including exposed beams and fireplace with log burner. Door leads down stone steps to the garden.

Bathroom - family bathroom with bath, basin and WC.

Bedroom 2 and 3 - both bright room and spacious rooms with fireplace and wooden floor.

Staircase leading to attic which is large and possibly offers an opportunity to create further living accommodation.

### EXTERIOR

Garden to the front of the property, with parking and well.

The large garage which was originally a barn has plenty of storage space with doors at the front of the property and garden access at the back. To the rear of the pool are small outbuildings which could be used as changing rooms or a summer kitchen.

### LOCATION

The village square is a short walk from the property, the square is overlooked by a beautiful church and chateau as has the river running through it. The village offers a doctors surgery, bar, bar/restaurant, bakery, grocery shop, opticians and chemist There is also a post office and primary school in the village. The market towns of Gencay (12km)...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES