

Between Ruffec and Civray - beautiful stone property with outbuildings set on over a hectare of grounds

EXCLUSIVE



## INFORMATION

Town:	Lizant
Department:	Vienne
Bed:	3
Bath:	2
Floor:	175 m2
Plot Size:	11393 m2

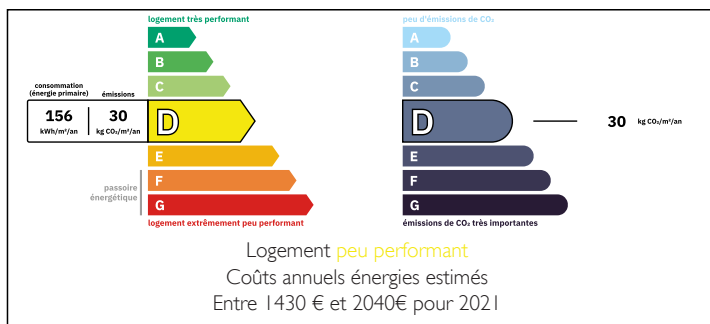
## IN BRIEF

Set down a long, tree-lined driveway in a small hamlet in between the two popular market towns of Ruffec and Civray, this beautifully presented, light and airy stone property offers great-sized living accommodation, large outbuildings and over a hectare of land too.

The house benefits from a stunning kitchen/lounge/diner, a separate lounge, a downstairs bedroom and shower room, two further upstairs bedrooms, as well as a charming extra upstairs living area / office.

In terms of outbuildings, these include a large attached barn, a boiler room, storeroom and an open hangar providing parking for at least 3 vehicles. Equally, for those looking for a future project for a guest cottage / gîte, there is also an old stone house to renovate.

## 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

## NOTES

## DESCRIPTION

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Set on over a hectare of mature grounds including front and rear gardens, a large meadow and some woodland too, this lovely country property offers the very best of rural French life.

The house consists of :

Ground Floor :

Lounge (30m<sup>2</sup>) with woodburner  
 Kitchen/Lounge/Diner (36m<sup>2</sup>) with pellet woodburner  
 Bedroom I (15m<sup>2</sup>)  
 Hallway (5m<sup>2</sup>)  
 Shower room (5m<sup>2</sup>) with walk-in shower  
 WC (2m<sup>2</sup>)  
 Laundry Room (8m<sup>2</sup>)

First Floor :

Landing (3m<sup>2</sup>)  
 Living Room / Office / Library : 31m<sup>2</sup>  
 Bathroom (11m<sup>2</sup>) to finish renovating  
 Bedroom (17m<sup>2</sup>)  
 Bedroom (12m<sup>2</sup>)