

Renovated three bedroom, four bathroom spacious house with barn, well and garden.



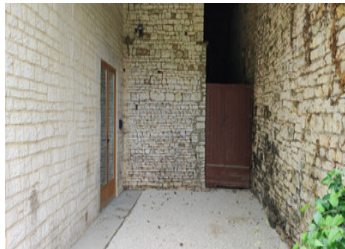
## INFORMATION

Town:	Brux
Department:	Vienne
Bed:	3
Bath:	4
Floor:	243 m2
Plot Size:	936 m2

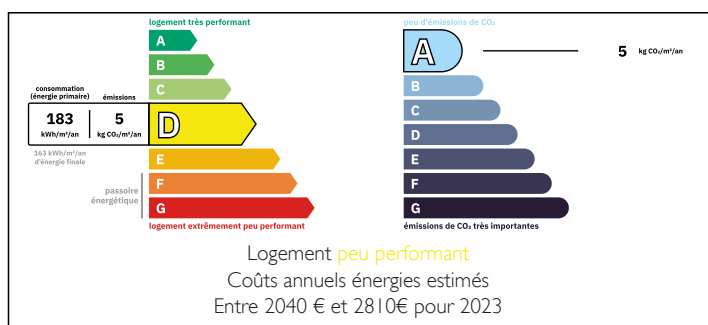
## IN BRIEF

This three bedroom, four bathroom stone house has been renovated throughout and offers clean, spacious living accomodation in a quiet location, but within easy reach of amenities and the main road for travel north or south.

This is a must see quickly to avoid disappointment.

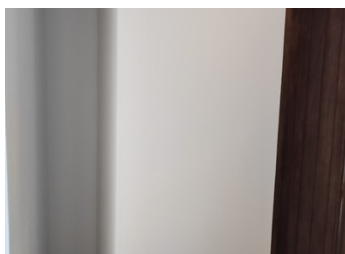


## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Entrance 5m<sup>2</sup> with space to hang coats  
 Shower room 4m<sup>2</sup> comprising of shower, wash basin and WC  
 Room 17m<sup>2</sup>  
 Lounge 37m<sup>2</sup> with wood burning stove  
 Kitchen / dining room 36m<sup>2</sup> with wood burning stove that serves the central heating on the ground floor.  
 Room 30m<sup>2</sup> stairs leading to first floor and door leading to barn 56m<sup>2</sup>

1st floor

Mezzanine 13m<sup>2</sup>  
 Passageway 14m<sup>2</sup> with storage cupboards  
 Bedroom 23m<sup>2</sup> with ensuite shower room with WC 4.5m<sup>2</sup>  
 Bedroom 14m<sup>2</sup> with ensuite shower room and WC 3.5m<sup>2</sup>  
 Bedroom 29m<sup>2</sup> with ensuite bathroom 12m<sup>2</sup> comprising of bath, WC, wash basin and walk-in shower

Outside :

Within the walled garden :

Well

Bread oven which requires renovation before use

Room next to bread oven 18m<sup>2</sup>

Wood store 8m<sup>2</sup>

To the front of the property an open barn with access to the entrance door and a door to the barn 21m<sup>2</sup>

Across the lane a small piece of grassland

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