



Ref: A39137DRO86 Price: 288 900 EUR

agency fees included: 7 % TTC to be paid by the buyer (270 000 EUR without fees)

A magnificent 4 bedroom hamlet property with approx 4 acres of land









INFORMATION

Town: Brigueil-le-Chantre

Department: Vienne

Bed: 4

Bath: 4

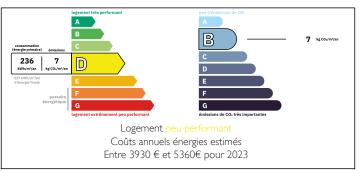
Floor: 240 m2

Plot Size: 15890 m2

IN BRIEF

Nestled at the end of a hamlet and being very quiet you will find this renovated property offering a main house with 2 bedrooms with en-suites and a further two separate self contained bedrooms currently used as a successful bed and breakfast business A large 98m2 barn is attached to the house and approx 4 acres of attached land sits out the back ideal for horses or a smallholding

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.

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr





Ref: A39137DRO86

agency fees included: 7 % TTC to be paid by the buyer (270 000 EUR without fees)







LOCAL TAXES

Taxe foncière: 784 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The main house

Enter the front door into a large open plan area comprising of

Price: 288 900 EUR

Kitchen $4.9\text{m} \times 4.2\text{m}$ - beautifully fully fitted modern style

Dining room area 4.5m x 3.3m

Living room $10.5 \text{m} \times 4.5 \text{m}$ - wood burning stove and a pellet stove providing under floor heating downstairs

Door to bedroom I $5.9m \times 4.4m$ with en-suite shower room I.8m $\times 2.9m$

Utility room $2.4m \times 3.9m$

Store room for wood and pellets $3.8m \times 3.2m$ Stairs from the living room

Large mezzanine 6.1m \times 10.2m currently being finished - maybe an office area / library

Workshop / craft room $5.9m \times 2.2m$

Bedroom 2 $5.3m \times 4.8m$ with en-suite shower room $3m \times 1.7m$

Attic space of $6.6m \times 4.9m$ - possibility to create more rooms as required

Attached to the house with separate front doors Bedroom 3 6.3m \times 5.4m with wood burning stove, living / dining area - bathroom 2.1m \times 1.8m Bedroom 4 5.3m \times 6.3m with wood burning stove, living / dining room area - bathroom 2.6m \times 2.1m Attached to the main house is a barn 12m \times 8.2m Opposite the house is a terrace / covered area that can be used to park a car or just sit out of the summer sun - 4.8m \times 4.6m

Wood store 3.1m x 4.4m

There is an upstairs that can be utilised if required also

Land attached mainly to the back and side - hedgerow and tree lined - not fully fenced

Windows - double glazed Fosse septique...