

Detached one bedroomed stone cottage with further potential, garden and outbuildings



INFORMATION

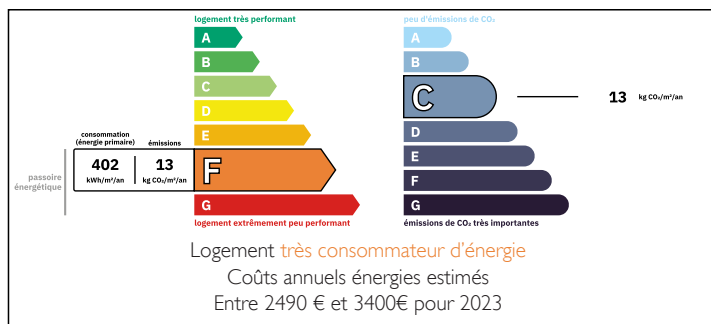
Town:	Champniers
Department:	Vienne
Bed:	1
Bath:	1
Floor:	82 m2
Plot Size:	566 m2

IN BRIEF

This traditional property is situated in a small hamlet, it currently offers a one bedroomed single storey house but with further potential in the attic. It has a lovely garden to the front with parking and outbuildings. Some renovation work has been carried out, but it does require further work.



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.



DESCRIPTION

INTERIOR

The front door leads into the entrance hall which has a WC.

Kitchen - with existing cupboards and worktops.

Dining room - with lovely flag stone floor and fireplace.

Bedroom - with a lovely wooden floor and exposed beams.

Shower - with corner shower unit and basin.

Sitting room - spacious and bright room with door leading onto the garden. Nice tiled floor and exposed beams.

Storage/Workshop - practical space which could possibly be used for additional habitable space.

EXTERIOR

The garden is to the front of the property which has a parking area and a good sized outbuilding which would make a great summer kitchen and workshop area.

There is also a small stone outbuilding attached to the house.

BENEFITS

Excellent project. Detached. Quiet location.

LOCATION

Located in a quiet hamlet, surrounded by beautiful open countryside and woodland. The hamlet is approximately 8kms from the popular market town of Civray, which is a twice weekly market, supermarkets, bars/restaurants, swimming pool (indoor and outdoor) and even a cinema which shows films in both French and English. The train station of St Saviol is 13kms away, which is fantastic to use to get up to Poitiers and then change to the TGV to Paris (approx. 1h30 from Poitiers). There are several airports in the region, Poitiers airport is 46kms away, Limoges airport at 91km. The historic seaside town of La Rochelle is 138km, which also has an airport.

Information about risks to which this property is

LOCAL TAXES

Taxe habitation: EUR

NOTES