

A great chance to become custodians of this historic former school house !

EXCLUSIVE

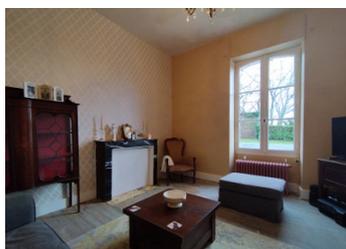


INFORMATION

Town:	Brigueil-le-Chantre
Department:	Vienne
Bed:	4
Bath:	2
Floor:	127 m2
Plot Size:	1000 m2

IN BRIEF

A historic former schoolhouse featuring four double bedrooms, a kitchen, two reception rooms, two bathrooms, a basement, and a convertible attic space. Set on a manageable plot, the property is conveniently attached to the local library.



ENERGY - DPE

DPE not required.

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

The current owners have undertaken extensive renovations on this beautiful home, including new electrical and plumbing systems, and work will continue until the property is sold. (A detailed list of completed and ongoing works is available upon request.)

This is a rare opportunity for any family to own a home rich in character and history.

Set on a quiet road near the village, the property welcomes you with an impressive hallway that runs from front to back, providing access to four ground floor rooms.

To the left, you'll find the dining room, featuring high ceilings and original windows, which flows through to a kitchen equipped with plumbing for both a washing machine and dishwasher.

On the right is the lounge, complete with a fireplace, while the fourth room on the ground floor is set to become a brand-new bathroom.

The original staircase leads to the first floor, where a long hallway provides access to four rooms. On the left are two generously sized double bedrooms, one of which is currently used as an elegant dressing room.

To the right, the front-facing room serves as another spacious double bedroom, while the rear room is a smaller double guest bedroom featuring its own ensuite bathroom. High ceilings, wooden floors, and original windows add charm and character to the home.

A further staircase leads to the attic, which offers potential for conversion into an additional master bedroom with ensuite bathroom, if desired.

Kitchen- 3.9m x 3.9m

Dining room-3.9m x 3.9m

Lounge-3.9m x 3.9m

LOCAL TAXES

Taxe foncière: 550 EUR

Taxe habitation: EUR

NOTES