

## Detached house with independent gîte, pool & views – Exideuil-sur-Vienne



## INFORMATION

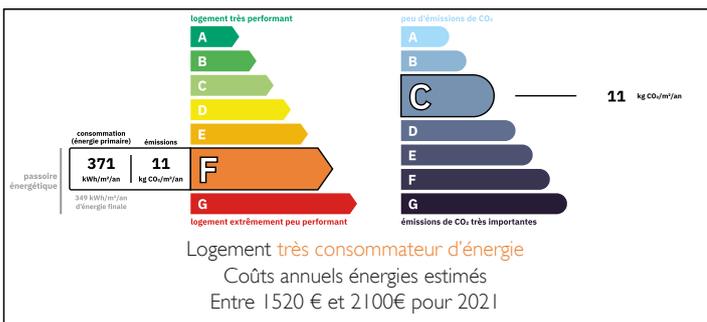
Town:	Exideuil-sur-Vienne
Department:	Charente
Bed:	3
Bath:	2
Floor:	91 m2
Plot Size:	2522 m2



## IN BRIEF

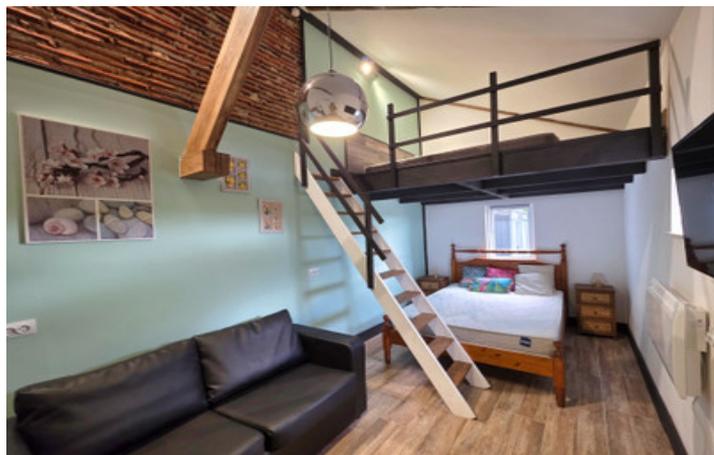
Located just outside the popular riverside village of Exideuil-sur-Vienne, this attractive detached property offers a main house and a separate gîte, set in a garden with swimming pool and far-reaching countryside views. The village benefits from shops, café, restaurant, bakery, pharmacy and school, all within easy reach.

## 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

### Main House:

On the ground floor, a spacious open-plan living area of 45.97 m<sup>2</sup> combines a fitted kitchen and living space. The kitchen features an island with a solid wood worktop, gas hob and electric oven. Two sets of French doors provide plenty of natural light, one opening onto a covered terrace, ideal for outdoor dining. The living area is centred around a wood-burning stove, creating a cosy focal point.

Upstairs, a landing of 5.7 m<sup>2</sup> offers space for a desk or home office. There are two bedrooms (16.76 m<sup>2</sup> and 13.24 m<sup>2</sup>) and a family bathroom of 9 m<sup>2</sup> with bath, WC and washbasin with storage cupboards.

### Gîte:

The independent gîte is ideal for holiday rental or guest accommodation. It comprises a kitchen/dinette (9.19 m<sup>2</sup>), a bathroom (3.39 m<sup>2</sup>) with bath, WC and basin, and a bedroom/sitting room (12.63 m<sup>2</sup>) with a mezzanine offering a 2nd sleeping area that children will love.

### Exterior:

The garden enjoys open, far-reaching views and includes a 7 m x 4 m above-ground, sunken swimming pool with heat pump. Additional features include a well, a fire pit, and a new wood-clad garage with workshop area. A driveway provides parking for several vehicles.

This property offers an excellent balance of comfortable family living and income potential, that is a pleasant walk into the village of Exideuil-sur-Vienne.

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

## LOCAL TAXES

Taxe foncière: **863 EUR**

Taxe habitation: **EUR**

## NOTES