

Characterful, edge of village retreat with swimming pool, spacious living spaces & a successful rental history

EXCLUSIVE



## INFORMATION

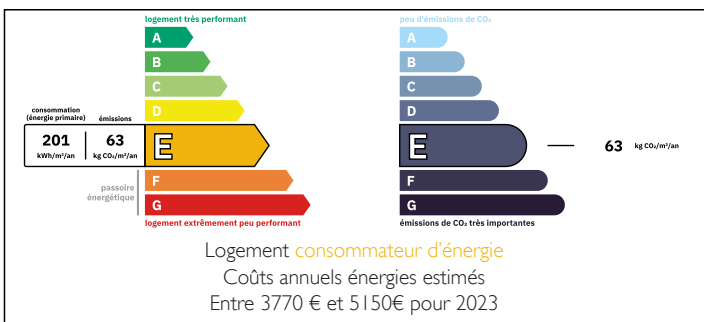
Town:	Queaux
Department:	Vienne
Bed:	5
Bath:	2
Floor:	195 m <sup>2</sup>
Plot Size:	2660 m <sup>2</sup>

## IN BRIEF

A lovely rustic retreat, where gorgeous living spaces, extensive gardens and a secluded pool create a deep sense of calm. With its flexible layout, hidden corners and timeless charm, this is a home that reveals itself slowly — a place made for lingering, exploring and stepping outside the rhythm of everyday life.

Just steps from the River Vienne, the setting is exceptional. In summer, the riverside becomes a lively hub with a river beach & exciting playground as well as free Friday\night concerts during July and August attracting crowds from near and far. Beyond the summer buzz, Queaux offers year\round appeal with a welcoming bistro, an art gallery showing local work, and essential village services. A vibrant creative community create regular exhibitions and artistic events, being a main player in Le Main Bleu open studios weekend. Queaux is also...

## 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.



## DESCRIPTION

This classic country house is the kind of home that instantly puts you at ease — warm, welcoming, and full of charm. With a sun-soaked, spacious kitchen, two inviting sitting rooms, two ground-floor bedrooms, and three additional bedrooms upstairs, it offers generous family living with plenty of personality.

Step inside from the courtyard terrace through double-glazed French windows and you're greeted by a stunning traditional kitchen (approx. 29m<sup>2</sup>). This is a true heart of the home space: a generous range cooker, a double anthracite-grey sink, a central island with a second sink, and even an open fireplace. There's ample room for a family dining table, making it a wonderfully convivial spot for everyday living and relaxed entertaining.

A half-glazed door leads into the first sitting room (approx. 27m<sup>2</sup>), where a cathedral ceiling creates an uplifting sense of space and light. An exposed stone wall and a classic Poitevine chimney piece anchor the room with timeless character, while another 1½-sized glazed French window opens to the courtyard, enhancing the seamless indoor-outdoor lifestyle.

Two steps up bring you to the second sitting room (approx. 25m<sup>2</sup>), again with a double-height ceiling, exposed stonework, and another large glazed French window to the courtyard. This is a wonderfully flexible space — ideal as a second lounge, a formal dining room, or a quiet retreat.

A staircase leads to the family bathroom (approx. 14m<sup>2</sup>), complete with a lovely bathtub, separate shower, basin, and loo. Beneath it sits a ground-floor double bedroom (approx. 14m<sup>2</sup>), brightened by full-sized windows...

## LOCAL TAXES

Taxe foncière:	985 EUR
Taxe habitation:	EUR

## NOTES