

Large village house with outbuilding 128m2*, fabulous garden, perfect for a permanent or holiday home.



INFORMATION

Town:	Champniers
Department:	Vienne
Bed:	3
Bath:	2
Floor:	153 m2
Plot Size:	3909 m2



IN BRIEF

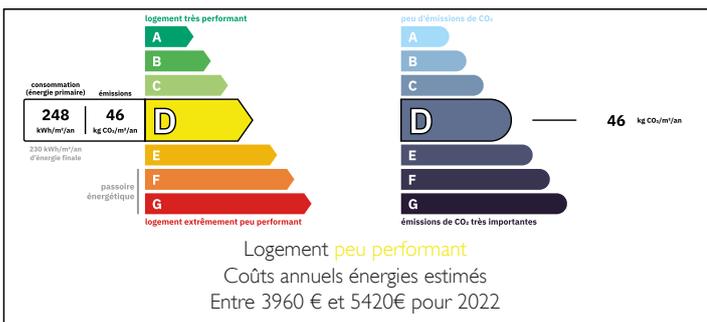
Fabulous opportunity to purchase this large family house with equally large outbuilding and garden.

With gas central heating, double glazing, three bedrooms and 2 bathrooms, this property is perfect for a family home with a large outbuilding and a large fabulous garden with fruit trees and ample space for your vegetable plot.

The property is ready to move into and offers excellent value for money.

Book your visit today

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

In further detail

On arrival at the property, you enter into the large kitchen/dining room with a large range of bright kitchen cabinets and ample space for a large dining table. There is a tiled flooring and upvc French doors.

Leading from the kitchen into the utility room which also has a many more cabinets with worktops and additional space for additional fridge/freezer/s etc and a tiled floor: There is also an area where the boiler and water heater is located.

Leading off this utility room is the downstairs shower room, which has a large walk in shower, wc, and pedestal washbasin, electric towel rail and an addition towel rail powered by the central heating.

To the left of the kitchen is the first reception room, (which has been used as bedroom until recently) but would make a great formal dining room or living room, there is a woodburnerset in an attractive fireplace, a tiled floor and a door leading through to a second room (lounge) which is lovely and bright, with another woodburner and tiled flooring. There is a door to outside, giving access to the large garden beyond.

On the first floor there is a long landing which leads off to a small wc, with a vanity sink unit, leading on to the first bedroom, which has a range of fitted wardrobes, a lovely wooden flooring, painted beams, feature fireplace and ample space for bedroom furniture.

The second ...

LOCAL TAXES

Taxe habitation:

EUR

NOTES