

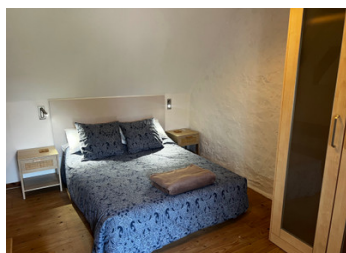
Two beautiful 2 bed properties with a pool, games room and outbuildings including a huge barn



EXCLUSIVE

INFORMATION

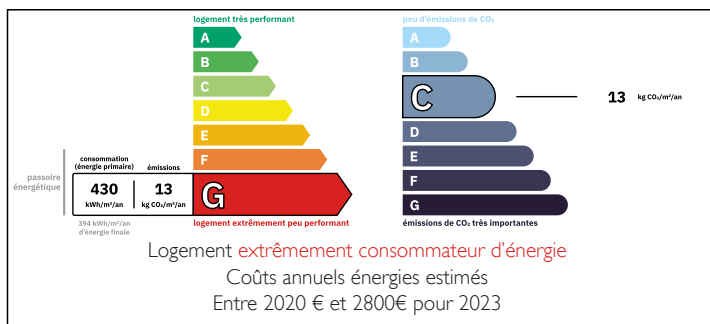
Town:	Vicq-sur-Gartempe
Department:	Vienne
Bed:	4
Bath:	4
Floor:	160 m2
Plot Size:	4623 m2



IN BRIEF

The main house has a large open plan living room, kitchen and dining room, a laundry/food prep area, a bathroom and a double bedroom on the ground floor. On the first floor is a living room and a bedroom with ensuite shower room. A courtyard separates the main house from the guest cottage, which has a kitchen/dining room, a shower room and a living room on the ground floor and a landing, 2 bedrooms and a family bathroom on the first floor. To the outside there are numerous outbuildings including a workshop, games room, woodstore, parking and a very large barn. There is also a pool with patio and enclosed garden areas, ideal for dog owners. The nearest villages with a bakery and bars etc. are only a couple of minutes away and towns with a supermarket are...

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

The main house has a large open plan living room, kitchen and diner featuring an aga which also runs several radiators and has a tiled floor and exposed wooden beams. The rest of the ground floor is made up of laundry/food preparation area, a bathroom and a double bedroom. On the first floor is a living room and a bedroom with ensuite shower room both have exposed A-frames and hand made floor tiles. A courtyard separates the main house from the guest cottage, which has a kitchen/dining room, a shower room and a living room on the ground floor and a landing, 2 bedrooms and a family bathroom on the first floor. To the outside there are numerous outbuildings including a workshop, games room, woodstore, parking and a very large barn. There is also a pool with patio and enclosed garden areas, ideal for dog owners.

The nearest villages with a bakery and bars etc. are only a couple of minutes away and towns with a supermarket are less than 10mins by car, including the historical thermal spa town of La Roche-Posay, which is teeming with restaurants and cafes and is famous for its thermal bath cures and spa centres that use the exceptional qualities of the natural spring water for their treatments and products produced locally. It also boasts a casino and racetrack - with about six race meetings per year, tennis courts and even has its own golf course and cinema!

The...

LOCAL TAXES

Taxe foncière:	900 EUR
Taxe habitation:	EUR

NOTES