

Charming 4-Bedroom Family Home, 154 m², South-Facing Terrace, Walled Garden & Detached Garden



INFORMATION

Town:	Quinçay
Department:	Vienne
Bed:	4
Bath:	1
Floor:	154 m ²
Plot Size:	675 m ²

IN BRIEF

Charming family home offering 154 m² of living space in a peaceful setting. The ground floor features a fully renovated kitchen (2020), a bright living room with a wood-burning stove installed in the original fireplace (2021), one bedroom, a WC, a utility/boiler room, and two additional rooms ready for renovation to suit your needs.

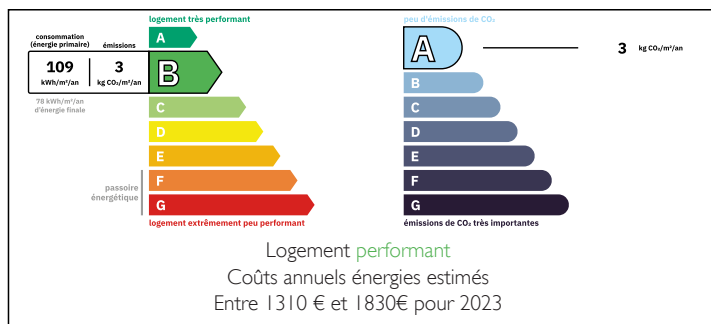
Upstairs, you will find three bedrooms, including a master bedroom with dressing room, a family bathroom with bathtub, and a separate WC.

Outside, enjoy a private walled garden with stone walls and a sunny 40 m² south-facing terrace, perfect for outdoor dining and relaxation. A detached 30 m² garage with mezzanine provides excellent storage space.

The property benefits from modern, energy-efficient heating with an air-to-water heat pump installed in



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

Charming Renovated Family Home with Walled Garden, South-Facing Terrace and Detached Garage

This attractive character property offers approximately 154 m² of living space and combines period charm with modern comfort. Set within a private walled garden, the house benefits from generous accommodation, recent energy-efficient upgrades, and additional rooms offering excellent potential for further development.

The ground floor features a fully renovated kitchen (2020), designed to provide a practical and welcoming space for everyday family life. The spacious living room is full of character, centred around the original fireplace, now fitted with a wood-burning stove installed in 2021, creating a warm and inviting atmosphere throughout the colder months.

Also on the ground floor is a comfortable bedroom, ideal for guests, multi-generational living, or those seeking single-level accommodation. A separate WC, a boiler/utility room, and two additional rooms requiring renovation complete this level. These versatile spaces could be transformed into a home office, workshop, playroom, gym, studio, or additional bedrooms, subject to the new owner's requirements.

Upstairs, the property offers three further bedrooms, including a spacious principal bedroom with its own dressing room. A family bathroom equipped with a bathtub serves the first floor, together with a separate WC for added convenience.

Outside, the property enjoys a delightful enclosed garden surrounded by traditional stone walls, providing privacy and a secure environment for children and pets. The 40 m² south-facing terrace is perfectly positioned to make the most of sunshine throughout the day and offers an ideal setting for

LOCAL TAXES

Taxe foncière: 1719 EUR

NOTES