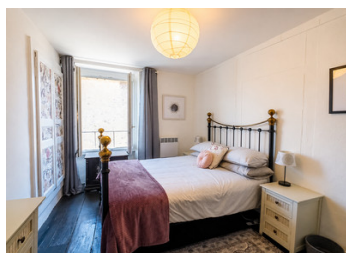
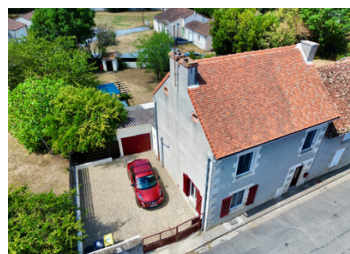
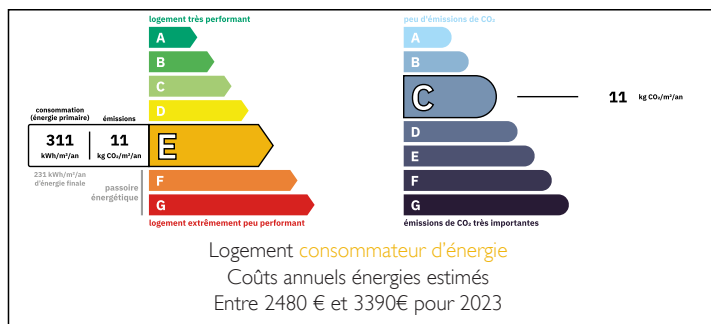


## Charming 3-Bedroom Home with Garden & Garage



## ENERGY - DPE



## INFORMATION

|             |                   |
|-------------|-------------------|
| Town:       | Bourg-Archambault |
| Department: | Vienne            |
| Bed:        | 3                 |
| Bath:       | 2                 |
| Floor:      | 146 m2            |
| Plot Size:  | 998 m2            |

## IN BRIEF

Nestled in a charming and popular town, this delightful three-bedroom home combines character with practical family living. The property features a welcoming entrance hall with a beautiful staircase, a spacious living room with a wood-burning stove, and which leads to a WC, a shower room, and a large open-plan kitchen/dining room. The first floor offers two bedrooms and a shower room, while the top floor boasts a generous principal bedroom. Outside, the beautifully maintained garden is complemented by useful outbuildings, off-road parking for two cars and a garage, making this an ideal home for families, couples or anyone looking for a property full of charm.

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

Nestled in a picturesque and popular town, this charming property offers a wonderful blend of character, comfort and practicality.

Step through the front door into a welcoming entrance hallway, where a beautiful staircase creates an impressive first impression. The ground floor offers a spacious living room complete with a charming wood-burning stove, perfect for relaxing evenings, along with a convenient WC, a modern shower room, and a large open-plan kitchen and dining area, ideal for family life and entertaining.

On the first floor, you'll find two well-proportioned bedrooms and a shower room. A further staircase leads to the top floor, where a generous principal bedroom provides a peaceful and private retreat.

Outside, the property enjoys a beautifully maintained garden with a selection of useful outbuildings, offering excellent storage or workshop potential. There is also off-road parking for two vehicles, together with a garage, providing ample space for both parking and storage.

Combining character, generous living space and a desirable location, this delightful home is perfectly suited to families, couples or anyone looking for a property with both charm and versatility.

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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: **347 EUR**

## NOTES