

3-bedroom house with two large barns, separate garden and courtyard near Exideuil-sur-Vienne

EXCLUSIVE



INFORMATION

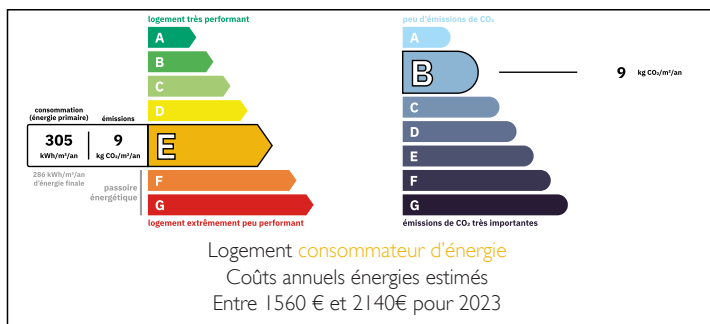
Town:	Exideuil-sur-Vienne
Department:	Charente
Bed:	3
Bath:	1
Floor:	112 m ²
Plot Size:	778 m ²

IN BRIEF

3-bedroom house with 112 m² of living space, two large barns, an attached courtyard and a separate garden with small outbuilding, in a quiet hamlet close to riverside walks.

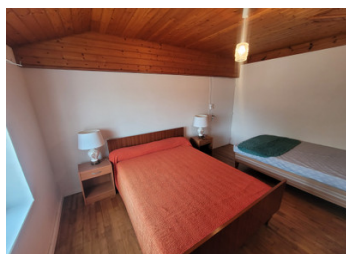


ENERGY - DPE



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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

Situated in a small hamlet near Exideuil-sur-Vienne, this three-bedroom house offers approximately 112 m² of habitable space, two large barns, an attached courtyard and a separate garden with a small outbuilding. The total outside space is approximately 778 m².

The ground floor comprises an entrance hall, living room with wood burner and storage cupboard, dining room with a second wood burner, and a recently fitted kitchen. Beyond the kitchen is a small utility area with access to the attached barn, where there is an additional utility area and WC.

Upstairs are three good-sized bedrooms, a bathroom and a small dressing room.

There are two large barns, one attached to the house and a second situated opposite. The courtyard is attached to the house, while the garden is separate from both the house and barns and includes a small outbuilding.

NOTES

Ground floor

Dining room: $5.80 \times 3.65 = 21.17 \text{ m}^2$

Living room: $5.65 \times 3.65 = 20.62 \text{ m}^2$

Entrance hall: $2.50 \times 1.20 = 3.00 \text{ m}^2$

Kitchen: $3.50 \times 2.74 = 9.59 \text{ m}^2$

First floor

Landing: $2.90 \times 2.90 = 8.41 \text{ m}^2$

Bedroom 1: $4.20 \times 3.00 = 12.60 \text{ m}^2$

Bedroom 2: $2.90 \times 3.00 = 8.70 \text{ m}^2$

Bedroom 3: $4.10 \times 3.00 = 12.30 \text{ m}^2$

Shower room: $2.80 \times 1.80 = 5.04 \text{ m}^2$

Office/dressing room: $1.90 \times 3.00 = 5.70 \text{ m}^2$

Barns