

Unique 4-bed detached property with large covered terrace, garden and outbuildings

EXCLUSIVE



INFORMATION

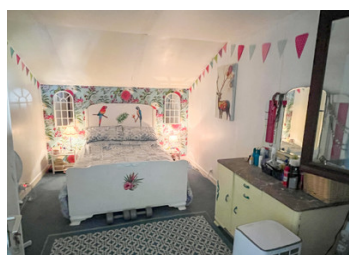
Town:	Voulême
Department:	Vienne
Bed:	4
Bath:	1
Floor:	112 m2
Plot Size:	833 m2

IN BRIEF

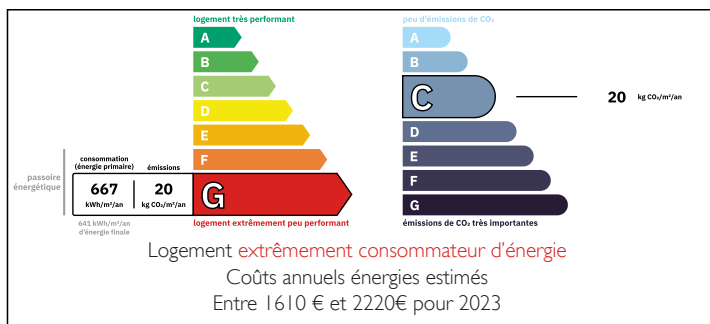
If you're looking for a holiday home that is ready to move into at a great price, this charming and distinctive detached property set in a peaceful hamlet, just under 10 minutes from the market town of Civray could be the one for you. Civray offers a good range of amenities, including supermarkets, restaurants and a cinema, while a pretty leisure lake is only a 5-minute drive away.

The property offers a spacious open-plan kitchen, dining and living area, centred around a wood-burning stove, together with a utility room and WC. There are four bedrooms, accessed via a staircase from the covered terrace, as well as a bathroom. The house is connected to mains drainage.

Outside, the property benefits from a good-sized garden with a number of useful outbuildings, including a large covered terrace, garage, barn and

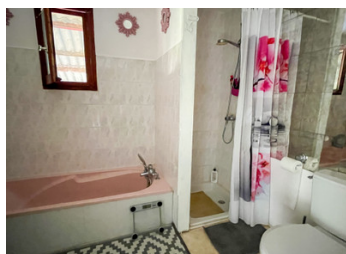


ENERGY - DPE



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

If you're looking for a characterful holiday home that is ready to move into and offers excellent value for money, this charming and distinctive four-bedroom detached property could be just what you're looking for.

Set in a peaceful hamlet surrounded by the attractive countryside of the Vienne, the property enjoys a quiet rural setting while remaining conveniently located less than 10 minutes from the popular market town of Civray. Here you'll find a good range of everyday amenities, including supermarkets, shops, restaurants, cafés and a cinema. For those who enjoy the outdoors, a pretty leisure lake is also just a five-minute drive away.

The house offers comfortable and surprisingly spacious accommodation. On the ground floor, the heart of the property is the generous 56m² open-plan kitchen, dining and living area. This welcoming space is centred around a wood-burning stove, creating a cosy focal point and making it an ideal room for relaxing, entertaining and enjoying time with family and friends. A separate utility room and WC complete the ground-floor accommodation.

The first floor is accessed via a staircase leading from the covered terrace (possibility to enclose this into the main house) and provides four well-proportioned bedrooms, three measuring approximately 13m² and the fourth approximately 12m², together with a family bathroom. With four bedrooms, the property offers plenty of space for visiting family and friends and has all the ingredients for a comfortable holiday retreat in rural France.

One of the property's most distinctive features is its substantial 74m²...

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