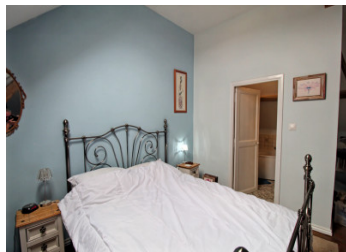


Lovely 3 bed family home with a garage, wine cellar and outbuildings within walking distance of amenities

EXCLUSIVE



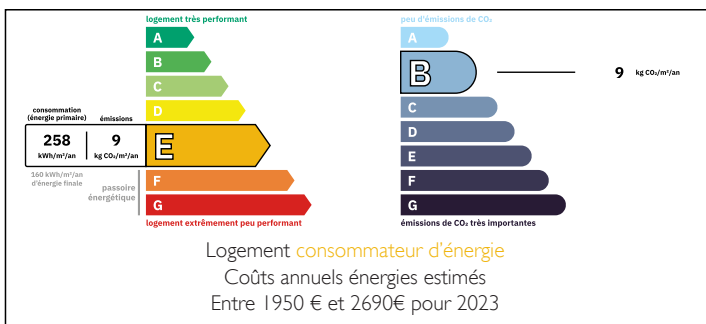
INFORMATION

Town:	Vicq-sur-Gartempe
Department:	Vienne
Bed:	3
Bath:	3
Floor:	88 m2
Plot Size:	2299 m2

IN BRIEF

The property is set in around ½ an acre of land with a sweeping driveway to the rear and consists of an entrance hall with kitchen off to the left and a ground floor bedroom to the right. Then there is a large living/dining room, a second entrance and a shower room. On the first floor, there is a small landing area leading to 2 bedrooms both with en-suite bathrooms. It would make for an ideal holiday home or family home and is set in a village with a bakery, cafés, tabac etc. and is well situated being within easy reach of both Angles sur l'Anglin and La Roche-Posay, which has all amenities including restaurants, cafes, supermarket etc. The property is only 25km from the A10 motorway access and TGV station at Châtelleraut and only around 50km...

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 property is set in around ½ an acre of land with a sweeping driveway to the rear and consists of an entrance hall with kitchen off to the left and a ground floor bedroom to the right. Then there is a large living/dining room, a second entrance and a shower room. On the first floor, there is a small landing area leading to 2 bedrooms, both with en-suite bathrooms. It would make for an ideal holiday home or family home and is set in a village with a bakery, cafés, tabac etc. well situated being within easy reach of both Angles sur l'Anglin and La Roche-Posay, which has all amenities including restaurants, cafes, supermarket etc. 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 and even has its own golf course and cinema! The property is only 25km from the A10 motorway access and TGV station at Châtellerault and only around 50km from Poitiers with its LGV station, autoroute (A10) Paris/Bordeaux and Ryanair served airport and less than 4hrs drive from the western channel ferry ports. Whether you feel like exploring the wine growing areas of the Loire with its many Chateaux giving it a UNESCO listing or the medieval towns and villages of the area, such as Angles...

NOTES