

Maison de maitre in Les Trois Moutiers to renovate. Large garden.

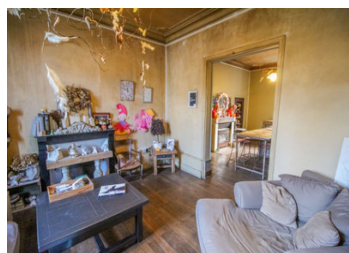
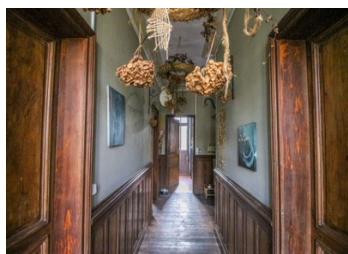


## INFORMATION

Town:	Les Trois-Moutiers
Department:	Vienne
Bed:	4
Bath:	1
Floor:	170 m2
Plot Size:	1742 m2

## IN BRIEF

With fabulous original features, entering the doors of this house is like stepping back in time with wooden floors, panelling, cornicing and other period features. It does require renovation and updating to restore it to its former elegance.



## ENERGY - DPE

DPE not required.

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.



## LOCAL TAXES

**Taxe foncière:** 950 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Through entrance gates, the house is in front of you. Up a couple of steps you go into the entrance hall (19.5m<sup>2</sup>) with wooden floor and wood panelling. To the right is a room used as an office (17m<sup>2</sup>) with fireplace and window to the front. To the left is a living room (18.5m<sup>2</sup>) with fireplace and window to the front. An archway leads through to the dining room (17m<sup>2</sup>) with fireplace and window to the rear. A door leads back into the hall off which is the kitchen (12m<sup>2</sup>) with door and window to the rear. There is another door from the hall giving access to the side of the property.

A staircase leads to a half landing off which is a toilet and continues to the first floor.

Off the landing (11m<sup>2</sup>) is a bedroom (7m<sup>2</sup>) and bathroom (1.5m<sup>2</sup>). It would be beneficial to knock these two rooms together to create a large bathroom. There are three further bedrooms (19m<sup>2</sup>, 18m<sup>2</sup> and 18m<sup>2</sup>) one at the rear and two at the front. Between the two front bedrooms is a room (3.5m<sup>2</sup>) used as a work space by the current owners.

The staircase continues up to a landing off which are two rooms and an attic which would make a wonderful master bedroom suite.

Back on the ground floor, below the staircase, stairs lead down to the basement where there are a number of cellar rooms.

Outside, to the left is an ancient greenhouse...