

A fully renovated stone house in a village location with lots of charm - 3 bedrooms and an attached garden

## EXCLUSIVE



## INFORMATION

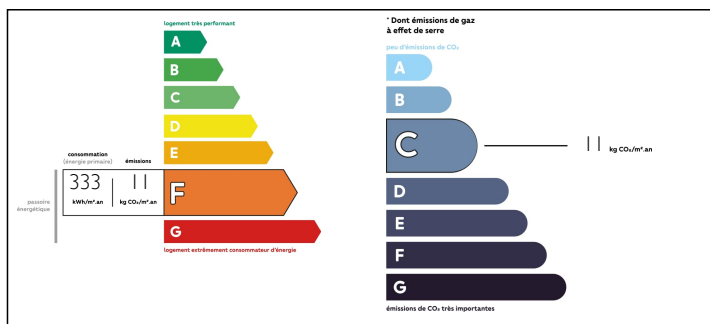
Town:	Exideuil-sur-Vienne
Department:	Charente
Bed:	3
Bath:	2
Floor:	113 m2
Plot Size:	397 m2

## IN BRIEF

Situated in an elevated and quiet position whilst still being walking distance into the village of Exideuil-sur-vienne. The village amenities include a convenience store, 2 x restaurants/bars, a pharmacie, boulangerie, post office and school. Nothing to do except move in and enjoy!



## 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

With its happy yellow shutters, this charming and unusual property is going to be some lucky persons dream property!

In the first part of the house is an inviting open plan living space (28.70m<sup>2</sup>) incorporating a recently fitted kitchen with an electric oven, induction hob with integrated extractor and integrated dishwasher. There is an area for dining and a modern and very efficient slimline pellet burner to the lounge area. Upstairs the vendors have created a wonderful master bedroom (24.5m<sup>2</sup>) with a freestanding bath adding a touch of luxury plus an ensuite shower room with wc (2.9m<sup>2</sup>).

To the right hand side is an versatile annexe (not accesible from the main part of the house) featuring 2 ground floor rooms (26.6m<sup>2</sup> and 11.64m<sup>2</sup>) which are currently being used as 2 offices but previously worked well as 2 bedrooms plus a storage room. Upstairs is a large bathroom (10m<sup>2</sup>) with spacious walk-in shower, wc and washing machine.

The gated driveway allows for private parking and the garden has wonderful views across to the village down below. A covered BBQ area adds to this garden's charm and offers opportunities for outdoor entertaining. There is even a small garden storage area off of the covered terrace. The pathway that runs beside the garden provides easy access to the local amenities in the village.

- \*Mains drainage
- \*New roof
- \*Fibre
- \*Double glazed

\*\* ENERGY REPORT BEING UPDATED SOON FOLLOWING IMPROVEMENTS ON THE PROPERTY SINCE THIS REPORT\*\*

-----

Information about risks to which this property is exposed is available...

## LOCAL TAXES

Taxe foncière: 820 EUR

## NOTES