

Cute cottage with four bedrooms, three bathrooms and courtyard garden









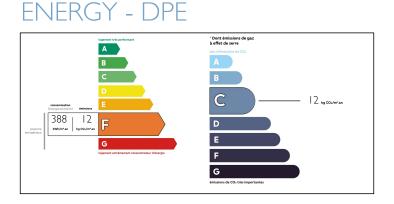


INFORMATION

Town:	Valence-en-Poitou
Department:	Vienne
Bed:	4
Bath:	3
Floor:	170 m2
Plot Size:	2418 m2

IN BRIEF

Welcome to this cute cottage in the middle of a tiny hamlet surrounded by miles and miles of open fields. It may look small from the outside but inside you will find a large kitchen, spacious sitting room with a mezzanine, downstairs bedroom with en-suite bathroom and upstairs there are three further bedrooms, one with an en-suite shower room. Enter the house from the front courtyard into the kitchen which is farmhouse style with a wood burner and room for a kitchen table. From the kitchen there is a long corridor with a shower room, pantry and utility room, which leads to the lovely sitting room with wood burner. Above the sitting room is a mezzanine which could provide space for an office or hobby area. Upstairs there are three double bedrooms, one of which has an en-suite shower room.

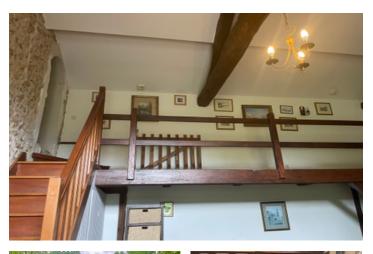


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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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NOTES

DESCRIPTION

To the front of the house is an attractive courtyard with a seating area under a pergola and a small pond. Across the lane from the house is a piece of land with a hangar and a workshop. This provides a parking area for the property and all sorts of other possibilities – you could start a vegetable garden, have chickens or just enjoy the peace and quiet of the countryside.

The very popular riverside town of Civray is just 17 minutes away with its attractive square, bars and restaurants. Savigne is the place to go for the supermarket, garden centre and diy shops.

Measurements Ground floor Kitchen 28m2 Sitting room 45m2 Pantry 4m2 Shower room 6m2 Utility room 3m2 Bedroom one 19.6m2 with en-suite bathroom 9.3m2

First floor Mezzanine landing 19m2 Bedroom two 13m2 with en-suite shower room 2.3m2 Bedroom three 13.15m2 Bedroom four 15.6m2 Outside Hangar 70m2 Workshop 13m2 All measurements are approximate

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr