

Charming 5 bedroom village property with adjoining garden and outbuildings.



## INFORMATION

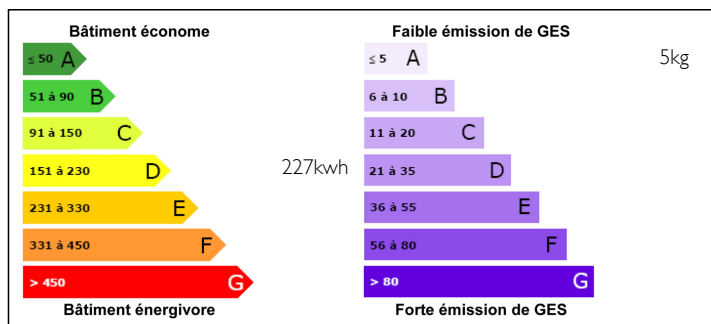
Town:	Luchapt
Department:	Vienne
Bed:	5
Bath:	4
Floor:	240 m <sup>2</sup>
Plot Size:	1217 m <sup>2</sup>



## IN BRIEF

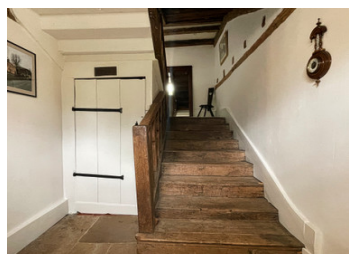
This delightful property has been very tastefully renovated while retaining many of its original features, and offers approximately 240 m<sup>2</sup> of living space. It briefly comprises : entrance, kitchen/diner, living-room, dining-room and WC. On the first floor : Bedroom 1 with an en-suite shower-room. Bedroom 2 with en-suite bathroom. Bedroom 3. On the second floor bedroom 4 with an en-suite shower room. Bedroom 5 with an en-suite bathroom. The adjoining outbuildings offer many possibilities for extending the house or creating additional accommodation. An inviting relaxed country retreat, ideal as a holiday home or permanent residence. No work is needed, move in and start living the French dream.

## 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

Set in the middle of quiet gently rolling countryside the village, which has a local grocery shop/café and post office, is only a short drive (12 km) from the popular town of L'Isle Jourdain, a thriving market town on the river Vienne which offers a good selection of shops, bars restaurants and a supermarket, as well as being on the doorstep of a wealth of walks and river-based sport activities. The train station at Bellac is only 26 km away with direct links to Poitiers where you have TGV connections to Paris, Bordeaux, London and Brussels. Limoges airport is within an easy motoring distance (56 km) and the famous motor racing circuit du Val de Vienne is just 19 km away.

The layout is as follows.

### Ground floor

Entrance (6 m<sup>2</sup>) with flagstone floor, beautiful wooden staircase and downstairs toilet.

Kitchen/diner (27 m<sup>2</sup>) Fully equipped kitchen with dining area.

Living room (28 m<sup>2</sup>) with fireplace and wood burning stove.

Dining room (25 m<sup>2</sup>) also with fireplace and wood burning stove.

### First floor.

Bedroom 1 (22 m<sup>2</sup>) with en-suite shower room (3,5 m<sup>2</sup>) shower, wash basin and WC.

Bedroom 2 (24,5 m<sup>2</sup>)

Bedroom 3 (23 m<sup>2</sup>) with en-suite bathroom (9 m<sup>2</sup>) bath, shower, wash basin and WC

### Second floor.

Bedroom 4 (20 m<sup>2</sup>) with en-suite bathroom. Bath, shower, washbasin and WC

Bedroom 5 (30 m<sup>2</sup>) with en-suite shower room (shower, wash basin and WC)

Barn 1 (48 m<sup>2</sup>) footprint with upper level)

Barn 2 (63 m<sup>2</sup>) footprint.

Small out building that would make an ideal outdoor

## LOCAL TAXES

Taxe foncière: **691 EUR**

## NOTES