

Ref: A23206DCO86

Price: 369 940 EUR

agency fees included: 6 % TTC to be paid by the buyer (349 000 EUR without fees)

Detached 5-bedroomed stone house with barns, garage, garden and cottage to renovate close to Civray.



## INFORMATION

Town: Voulême

Department: Vienne

Bed: 5

Bath: 4

Floor: 255 m2

Plot Size: 1543 m2







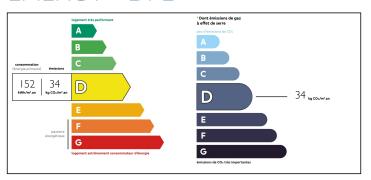
## IN BRIEF

Detached five bedroomed stone house with potential to run as a B&B, outbuildings, garden and a cottage to renovate for further income or family members just next door. This property is ideally situated between Civray and Ruffec with all the commerces you'll need and the village itself has a beautiful park next to the river. Book your viewing today to avoid disappointment.





**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.





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## **NOTES**

## DESCRIPTION

Main house.

Entrance 10m<sup>2</sup>

Office 6m<sup>2</sup>

Dining room 15m<sup>2</sup> with insert wood burning stove Lounge area 29m<sup>2</sup>

Utility / laundry room 7m² with connections for the washing machine and a door leading to the covered terrace

Kitchen 18m<sup>2</sup> recently fitted and equipped with oven, hob and microwave

Lounge 21 m<sup>2</sup> with wood burning stove

Accessed via the stairs to the rear of the property and could be used for B&B guests :

Landing 9m<sup>2</sup>

Bedroom 16m<sup>2</sup> with ensuite shower room and WC 4m<sup>2</sup>

Bedroom  $16\text{m}^2$  with ensuite shower room and WC  $4\text{m}^2$ 

Landing 6m<sup>2</sup>

Bedroom  $24\text{m}^2$  with ensuite shower room and WC  $5\text{m}^2$ 

Accessed by the stairs from the entrance and could be kept for private quarters :

Landing and stairwell 6m<sup>2</sup>

Shower room with WC 4m<sup>2</sup>

Bedroom 19m<sup>2</sup>

2nd floor

Room 14m<sup>2</sup> leading to a storage room 15m<sup>2</sup>

Outside:

Garage 30m<sup>2</sup>

Barn 61m<sup>2</sup>

Courtyard with covered terrace

House to renovate:

Ground floor

Room 23m<sup>2</sup>

Room 33m<sup>2</sup>