

Beautifully presented 3-4 bedroom converted barn, with pool, land and outbuildings

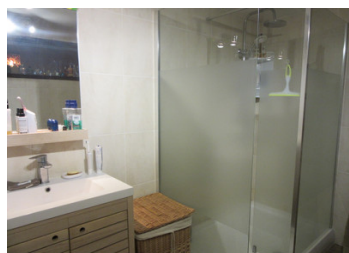


## INFORMATION

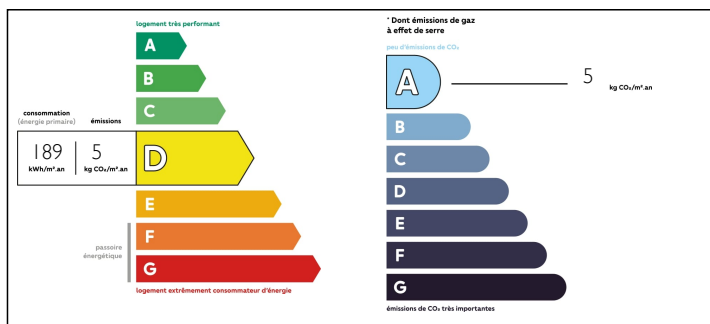
Town:	Charroux
Department:	Vienne
Bed:	3
Bath:	3
Floor:	163 m2
Plot Size:	19042 m2

## IN BRIEF

This attractive and well maintained house has been tastefully renovated throughout. It offers comfortable living space, with three double bedrooms, all with en-suite shower rooms. There is also a large barn attached to the house, ideal for a workshop, storage etc but also offering the possibility of creating additional living space. The property has a fantastic amount of land including a lovely pool area.



## 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.



## NOTES

## DESCRIPTION

### GROUND FLOOR

Kitchen/diner - stunning room, with kitchen opening out onto dining area. The lovely kitchen has farmhouse style units and wooden worktops.

Sitting room - beautiful room with mezzanine above. The exposed beams and log burner, create a cosy yet spacious room.

Utility - large and practical space with plumbing for washing machine.

Separate WC -easy access from garage/workshop.

Bedroom 1 - spacious and attractive room.

En-suite - modern shower room with large shower and WC.

### FIRST FLOOR

Bedroom 2 - pretty double bedroom with large velux and exposed beams and bath.

En-suite - modern shower room with WC.

Bedroom 3 - attractive double bedroom, with large velux and exposed beams.

En-suite - modern shower room with WC.

Mezzanine/office - bright space, perfect for an office or study. Also has a handy linen cupboard.

Study/Bedroom 4 - lovely calming room, large enough for a single bed or perfect for a hobby room or study.

### EXTERIOR

Stone barn - the large stone barn attached to the house is divided into sections, which include a large workshop/garage area with concrete floor, storage area and log store. Can be accessed via the utility at the rear of the property or externally.

Outbuildings - extra storage, perfect for garden equipment, bikes etc.

Additional outbuilding on the land, previously used as a stable.

### BENEFITS

Efficient central heating system via log burner with back boiler. Double glazing. New roof. Pool. Land for horses. Quiet location.