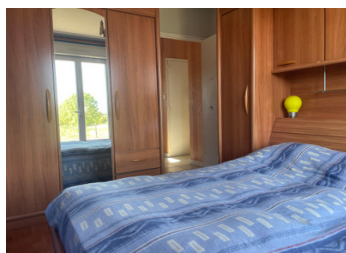


Environmentally friendly and very economical, 4 bedroom wooden-frame house, lovely garden, big barn and land



## INFORMATION

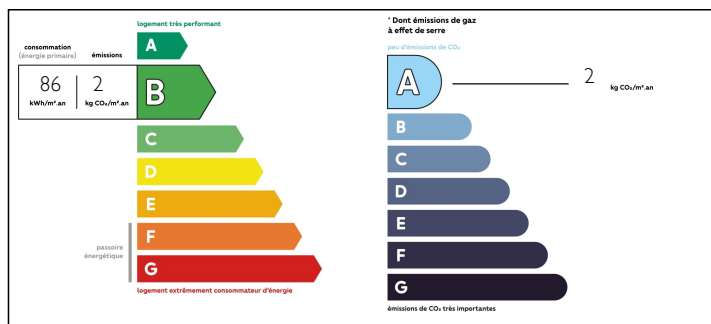
Town:	Civaux
Department:	Vienne
Bed:	4
Bath:	1
Floor:	144 m2
Plot Size:	9923 m2



## IN BRIEF

First built in 1974 and completely renovated in 2015 with the good of the environment in mind, this gorgeous, spacious, luminous and economic house with a huge barn and almost a hectare of land offers any family a wonderful home. The property is conveniently located in a tiny hamlet near the village of Civaux, with its leisure centre incorporating the spa (sauna, steam room and jacuzzis, among others), 20 metre deep diving well, bowling alley and squash courts, weights room etc. There is also the Terre de Dragons, a camp site, a crèche, a retirement home, sports pitches (including tennis, skatepark and children's play area) Civaux is home to a nuclear power station, and it is the financial and economic spin-offs from this which have made it possible to install so many facilities that are unusual for a small community The church dates from IV - XII century and...

## 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

The living room (approx 47m<sup>2</sup>) of this lovely house is bright and modern with tiled floors and four sets of large french windows out to the garden, bringing in loads of light. The built-in and fully equipped kitchen at the far end was installed in 2015 by PMC Menuisier, with appliances from leading brands, and a beautiful kitchen island. The rest of the room provides a spacious dining room with enough room to feed a big party of guests and a sitting room.

Opposite, and with two sliding french windows to the front garden is the master bedroom (approx 20m<sup>2</sup>). The large cupboard at the far end hides an archway through to another room (approx: 10m<sup>2</sup>) which could be used as an en-suite bathroom, a dressing room or baby's bedroom near the parents. There are three further bedrooms (all approximately 10m<sup>2</sup>) all with direct access to the garden via french windows. The shower room with a shower and basin is easily accessible from all the bedrooms. The WC is off the hall, where you will also find the boiler room housing the thermodynamic water heater, the central heating and the water softener. To the left of the entrance hall, as you come in is the utility room/back kitchen which has a gas hob, and space for washing machine as well as fridges and freezers.

Outside, there is a lovely garden surrounding the house, leading down to the enormous kitchen garden, a chicken run and land. You...

## NOTES