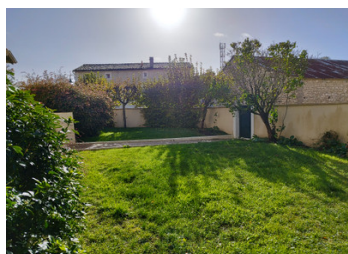


## 6 bedroomed village house with garage, outbuilding, pool and private garden



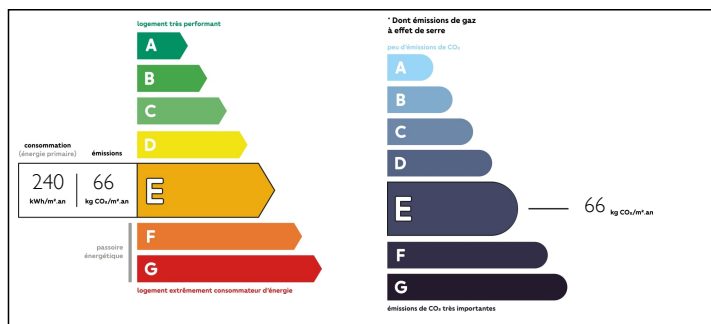
## INFORMATION

Town:	Chaunay
Department:	Vienne
Bed:	6
Bath:	1
Floor:	256 m2
Plot Size:	701 m2

## IN BRIEF

In the centre of a village with amenities and doctor, this house offering 6 bedrooms is bright and spacious and has a private garden with pool. This would make a great lock up and leave or a family home as Chaunay also has primary schools and school buses for further education establishments. Viewing is essential to appreciate what's on offer.

## 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.



## LOCAL TAXES

Taxe foncière: 1050 EUR

## NOTES

## DESCRIPTION

Ground floor.

Entrance hallway 15m<sup>2</sup>

Library / office 16m<sup>2</sup>

Bedroom 13m<sup>2</sup> with shower and wash basin

Kitchen 13m<sup>2</sup> fitted with a selection of wall and base units and equipped with an oven, fridge, dishwasher hob and extractor unit

Lounge 26m<sup>2</sup> with wood burning stove open onto a dining area 20m<sup>2</sup>

Outside under the front porch WC and wash hand basin 2,5m<sup>2</sup>

First floor :

Landing 13m<sup>2</sup>

Bedroom 13m<sup>2</sup>

Bedroom 23m<sup>2</sup>

Bedroom 13m<sup>2</sup>

Bedroom 21m<sup>2</sup>

Bathroom 6m<sup>2</sup> with shower, bath and twin basins.

WC 2m<sup>2</sup>

Bedroom 11m<sup>2</sup>

Second floor :

Loft space 101m<sup>2</sup> good head height if further living space is required. Double glazed windows in place.

Cellar and Boiler room 51m<sup>2</sup>

Outside :

Garage 30m<sup>2</sup>

Room 18m<sup>2</sup> with washing machine connections

Above the garage and 'utility' room : Annexe 47m<sup>2</sup> with double glazed windows and electric radiators.

This space would create a great rental unit.

Garden with above ground pool

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