

A one / two bedroom hamlet property with approx 9 acres of attached land and 2 buildings to finish renovating

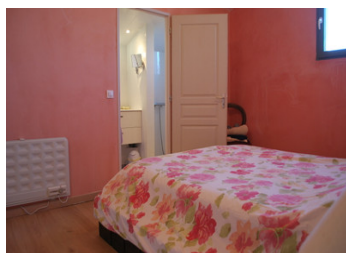


INFORMATION

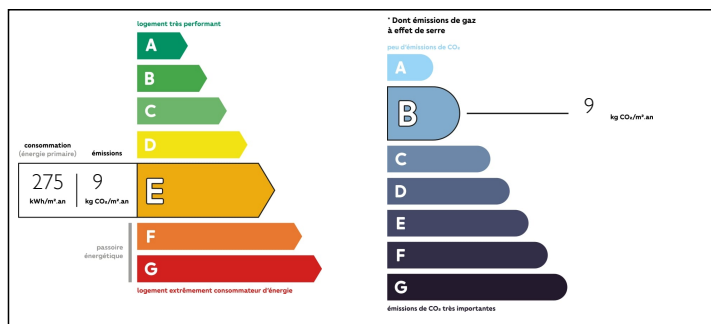
Town:	Brigueil-le-Chantre
Department:	Vienne
Bed:	2
Bath:	1
Floor:	67 m2
Plot Size:	36118 m2

IN BRIEF

Set in a perfect location - a finished house to live in whilst perhaps renovate / finish the other two - land is lovely with a river that borders its furthest point



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 property is at the end of the hamlet - there is only one road in and same out
A driveway gives you access to all three buildings

The habitable house is on the left

Enter through the house straight into the living room / kitchen / dining room

Living room 5.8m x 4.1m

Kitchen / Diner 3.7m x 4.7m

Under floor heating

Flue ready in the living room for a wood burner if required

Door to Utility / WC

Stairs to first flooe

WC

Bedroom 1 4.6m x 2.9m - ensuite bathroom 2.2m x 1.3m

Interconnecting Bedroom 2 4m x 3.1m

Plenty of opportunity to extend out above the attached workshop and create another bedroom and bathroom subject to permission

Outside - attached workshop 8.4m x 4.7m

Hanger - 14.4m x 9.2m

Building 2 to renovate but has a good solid roof

3 rooms - 3.7m x 6.9m; 5m x 6.9m; 5.2m x 6.9m

Large attic space of approx 6.9m x 7.6m

Building 3 to renovate / finish

Kitchen 3.8m x 6m

Shower room / WC 2.7m x 1.7m

A larger room of 8m x 7.5m

The land is mainly grass with hedgerows - some fruit trees - the river Ruisseau le Narablon is at the bottom of the fields

NOTES