

Pretty detached cottage with potential 3-4 beds, with attractive garden, large barns in hamlet location

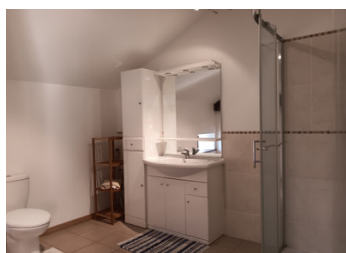


## INFORMATION

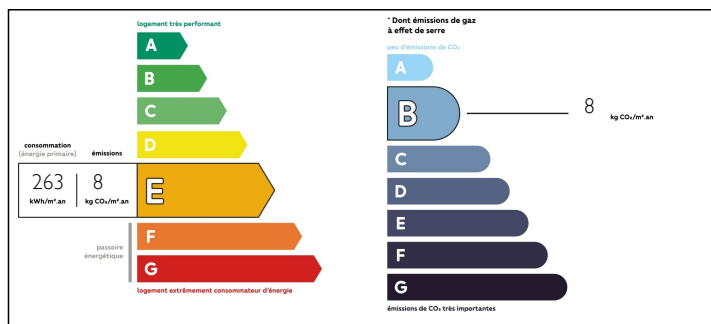
Town:	Saint-Pierre-d'Exideuil
Department:	Vienne
Bed:	2
Bath:	2
Floor:	140 m2
Plot Size:	2405 m2

## IN BRIEF

This attractive detached stone cottage offers plenty of original features and has been renovated to create a comfortable home and has further potential to create additional bedrooms. Situated in a quiet hamlet not far from the popular market town of Civray.



## 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

Entrance hall/study (10m<sup>2</sup>) - attractive room, which could also be used as a further bedroom.

Shower room with WC - shower, basin and WC.

Sitting room - spacious room, with lovely wooden floor and door into garden.

Bedroom 1 - spacious double bedroom.

Kitchen/diner - attractive kitchen with fitted cupboards, lovely fireplace with log burner and door leading into the garden.

Utility and pantry - another spacious room, with sink and door leading into garden. Separate pantry to the rear.

### FIRST FLOOR

Stairs lead to:

Master bedroom - this is an enormous room which could be easily divided to create additional bedroom(s). With exposed beams and lovely wooden floor.

Shower room - modern fittings, with corner shower unit, basin and WC.

Dressing - large dressing area.

### EXTERIOR

The property offers plenty of parking, with a large open barn and another large stone barn with garage. The garden continues around the front of the property, with large lawned area. There is also a summer kitchen area which can also be accessed via the utility room.

### LOCATION

This property is situated in a quiet hamlet, only 3kms from the popular market town of Civray which is an attractive market town with plenty of amenities including supermarkets, twice weekly market in the traditional market square, bar/restaurants, swimming pool (heated indoor and outdoor pools, sauna and gym) and even a cinema which shows films in both French and English. The nearest train station is at St Saviol, 7kms from the property.