

Delightful 3-bedroomed detached house with 2nd house to renovate, stone barn, outbuildings and garden



## INFORMATION

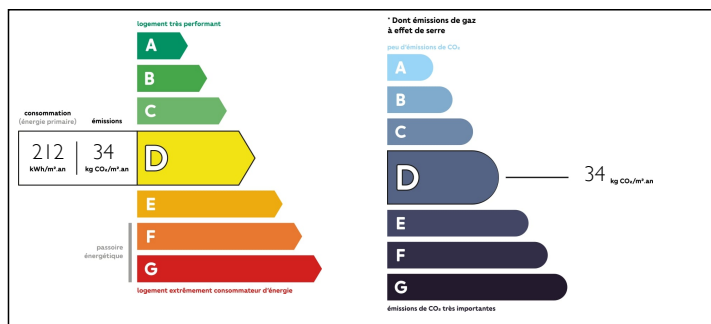
Town:	Blanzay
Department:	Vienne
Bed:	3
Bath:	1
Floor:	113 m2
Plot Size:	1833 m2

## IN BRIEF

This attractive house has been tastefully renovated, creating a comfortable home. Three rooms require a small amount of work to be finished off in order to increase the habitable space further. The vast majority of the work has already been completed. There is also the additional cottage, which is a renovation project, but could be a delightful gite or guest accommodation.



## 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

### MAIN HOUSE - GROUND FLOOR

Entrance hall - attractive hall with exposed stonework and original sink.

Sitting room - lovely room with feature fireplace.

Kitchen/diner - spacious kitchen with fitted units, dining area and fireplace.

Shower room with WC.

Reception room to finish - large patio doors lead onto front garden.

Utility - spacious utility/pantry with plumbing for washing machine.

### MAIN HOUSE - FIRST FLOOR

Landing - bright space with feature arch window and exposed stonework.

Master bedroom - stunning room with built in storage and views over back garden.

Bedroom 2 and 3 - two double bedrooms with wooden floors and exposed stonework.

Shower room to finish - the majority of work has been carried out.

Bedroom/office to finish - potential 4th bedroom or office/study.

### COTTAGE TO RENOVATE

Attractive semi detached cottage, consisting of 3 rooms, one with an attractive fireplace. There is also a bathroom with a separate WC. Further potential in the attic.

### EXTERIOR

Main house has garden on all sides, attached outbuildings as well as a separate stone barn and cottage to renovate. Across the small lane that runs along the front of the property is an additional stone building which was probably habitable in the past.

### BENEFITS

Gas central heating. Double glazing in main house. Further potential. Cottage to renovate. Potential rental income. Large barn. Outbuildings. Attractive outside space.