



## Pretty Cottage, Ideal Holiday Home



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 139,950

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Chaunay
Cap:	86510
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#### Descrizione:

**REDUCED in price** - Attractive character property with 3 bedrooms (one of which is downstairs), a large barn, a workshop, some small outbuildings, and an outbuilding which needs some attention but has the potential to be used as a hobby room, gym or art studio.

There is a courtyard garden and also a plot of land opposite which could be used as a vegetable plot.

Nearby, there are local attractions, bars/restaurants and a boulangerie within 5km, and main commerce 10 minutes by car.

The property is ideal as either an easy-maintenance 'lock-up-and-leave' holiday home, or as a permanent home, and in detail it comprises:

#### - Ground floor:

Fitted kitchen/dining-room (36m<sup>2</sup>). Tiled floor. Fireplace with wood-burner, beams and exposed stone walls.

Beautiful lounge (36m<sup>2</sup>) with a stunning fireplace with a wood-burner, exposed stone, beams, and



wooden floor

Bedroom (24m<sup>2</sup>) with wooden flooring, and french windows onto the terrace.

Bathroom (6m<sup>2</sup>) with bath, handbasin, wc, and utility room area.

- First floor:

Small landing

Master bedroom (24.5m<sup>2</sup>) with en-suite shower room and walk-in dressing room. Exposed stone walls, beams, wooden flooring

Bedroom (10m<sup>2</sup>) with exposed stone walls, beams, wooden flooring

- Outside :

Covered terrace

Garden/courtyard

Separate vegetable garden across the lane

Independent studio (24m<sup>2</sup>) requiring attention to the roof, and also internally due to water damage

Large barn (approx. 120m<sup>2</sup>)

Workshop (32m<sup>2</sup>)

Storage shed.

The Vienne department is in the region of Poitou-Charentes. The name of the department comes from the Vienne River and the area benefits from an interesting location that is not far from the Atlantic but also close to the centre of France.

Poitiers is the main town of the French department, with its massive theme park attraction.

The countryside is made up of rolling hills and the climate is mild, similar to the Aquitaine which is considered one of the best climates in France, with mild summers and soft winters. The proximity of the sea and the mild climate play a major role in the wine growing industry.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## **Comune**

Camere da letto: 3  
Bagni: 2  
Dimensione del lotto: 1090 mq

## **Room details**

Indoor Features: Fitted kitchen

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX5.837.556

