



Agence le Prince Noir

House - 100 m²

BRIGUEIL LE CHANTRE

HAI

Price: €86 400 *

Honorary Award Excluded: €80 000

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

This detached house with an attractive terraced garden and lovely views across the valley oozes charm and is tucked away down a footpath, not accessible by car in the middle of Brigueil-le-Chantre, which is a small village above a river in a beautiful corner of the Vienne. It is only 10kms from La Trimouille and 20kms from Montmorillon. Comprising on the ground floor of a good sized kitchen, then a spacious living room which is flooded with light from the large windows overlooking the view and double doors to a terrace. Then upstairs off an attractive landing there are 3 delightful bedrooms all with beams and painted wood floors as well as a sizeable bathroom. Below the living room there is what would have been animal stabling and now provides storage space with access from both the house and outside. Down outside steps under the kitchen is a cellar. The terraced garden is on 3 levels, the first is gravelled and ideal for outside dining as well as pétanque! There're also sheds and a wood store on this level. The other 2 terraces are in front of the house so they make the most of the view and on one in a small orchard. The property is double glazed. Heating is with a wood burner and wall mounted electric heaters. The property is on mains drains. Parking is free and available in the village square a stone's throw away. The house is sold furnished. The closet town for shopping, supermarkets, schools, a hospital and railway station is Montmorillon straddling the river Gartempe. Limoges, a city famous for its porcelain, has an airport and is an hour's drive away. House: Ground floor: Kitchen/diner – wood flooring 5.5 x 4.2m (23m²) with sink, cooker, fridge,

washing machine, dishwasher and exposed beams. Sitting room – wood flooring 5.8 x 5.4 (31m²) with wood burner and exposed beams. 1st floor all with painted wood floors other than the bathroom. Landing Bedroom 1 – 4.7 x 2.8m (13m²) with exposed beams. Bedroom 2 – 4.3 x 2.7m (11m²) with exposed beams. Bedroom 3 – 3.7 x 2.7m (10m²) with exposed beams. Bathroom – 3.3 x 2.7m (9m²) (bath, shower, basin, lavatory) Outside: Terraced garden (600m²) on three levels, included a gravelled area and a small orchard. Sheds and open fronted wood store. Access to former animal stabling under the house. Steps to a separate cellar (15m²). Further information: Heating – wood burner and electric radiators Drainage - mains drains. Most windows are double glazed. Note: We update our website advertising daily and remove properties that we know are under offer or sold. If we are still advertising a property, it is, to the best of our knowledge, still available for sale. We try to include All of the general information we have regarding each property in the write-up so please try to avoid a generic "more information please" e-mail to us. However, if you have any specific questions you would like answered please don't hesitate to contact us and we'll do our best to answer them for you!

LE BIEN EN DETAIL

Reference : PN21011
Town : BRIGUEIL LE CHANTRE
Transaction : Sales
Type of property : House
Price including charges : €86 400
Surface : 100 m²
Land : 600 m²

Number of rooms : 5
Number of bedrooms : 3
Bathroom : 1



DIAGNOSTICS DPE - GES

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LE BIEN EN PHOTOS







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