

Charming 2-Bedroom Village stone house with Large Garden, Double Garage and Outbuildings



INFORMATION

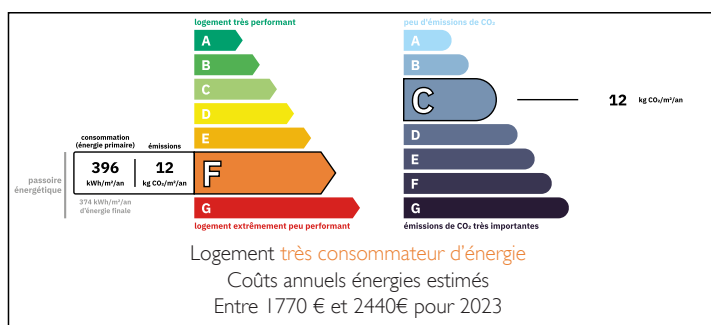
Ville:	Bourg-Archambault
Département:	Vienne
Ch:	2
SdB:	1
Surface:	100 m ²
Terrain:	4600 m ²



RÉSUMÉ

Situated at the edge of the peaceful village of Bourg-Archambault, this attractive stone-built home offers approximately 100m² of living accommodation, generous outdoor space, and a wealth of character features. Set within grounds of approximately 4,000m², the property enjoys a beautiful rear garden with mature fruit trees, providing a tranquil setting for outdoor living. Additional features include a double garage/workshop, and a wooden outbuilding/summer house, ideal for use as a home office, studio, or hobby room. A separate side garden offers excellent potential for a vegetable plot, while an additional parcel of land opposite the property includes further fruit trees.

DPE



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Les informations pour les achats hors-plan sont donnés à titre indicatif seulement. La finition de la propriété peut varier. Les acheteurs sont invités à engager un spécialiste pour vérifier les plans et les spécifications énoncées dans leur contrat d'achat avec le promoteur.



DESCRIPTION

The accommodation is well arranged and full of charm.

A side entrance opens into a welcoming hallway (1m x 4.75m) with space for coats and boots. To the left is the family bathroom (4m x 1.42m), fitted with a walk-in shower, wash basin, WC, storage cupboard and heated towel rail. At the end of the hallway, the garden kitchen/utility room (3.81m x 4.14m) provides a practical workspace with fitted cupboards, sink, water heater, radiator, Velux window, and direct access to both the garden and side of the house.

To the right of the entrance hall is the heart of the home: a charming open-plan kitchen and dining room (5.13m x 2.73m plus kitchen area). Featuring exposed beams, a tiled floor, wood-burning stove, and double-glazed tilt-and-turn windows, this bright and welcoming space is ideal for everyday living. The kitchen area offers ample worktops and storage, together with plumbing for a dishwasher.

Leading from the kitchen area is a spacious living room (3.25m x 5.36m), benefitting from a large double-glazed tilt-and-turn window and two radiators, creating a comfortable and inviting reception space.

A wooden staircase leads to the first floor landing, currently utilised as a home office (5.42m x 2.64m), complete with a Velux window, and separate WC and wash basin. The property offers two double bedrooms. Bedroom One features painted beams, a radiator, a glazed door with external staircase access, and a separate dressing room/walk-in wardrobe (1.26m x 3.26m). Bedroom Two (2.17m x 5.29m) also enjoys painted beams,...

TAXES LOCALES

Taxe habitation: EUR

NOTES