

Ideal holiday home with 2 bedrooms and terrace in lively village

EXCLUSIVE



INFORMATION

Town:	La Trimouille
Department:	Vienne
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	96 m2

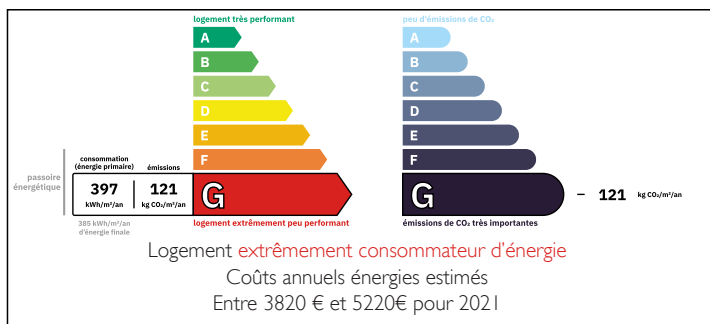
IN BRIEF

Ideally situated in a quiet street in the heart of La Trimouille this property could be a great holiday home near shops and bars and a short walk to the riverside.

The first floor has been completely renovated to provide a sitting room (4.43m x 3.39m), kitchen (4.32m x 2.54m), two bedrooms (2.52m x 3.99 and 3.98m x 2.56m), shower room (1.56m x 2.14m) plus separate toilet. The bedrooms both have doors opening onto the sunny roof terrace.

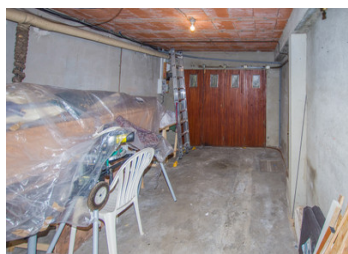


ENERGY - DPE



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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.



DESCRIPTION

Renovations include re-wiring, re-plumbing, a new Bosch boiler and new oil tank.

On the ground floor there is a hallway (which could be used as an office or small sitting room), a garage (3.46m x 5.77m) and two rooms to the rear. These could easily be renovated to provide extra accommodation.

La Trimouille is a pleasant town on the banks of the river Benaize with a bakery/tearoom, grocery store, pharmacy, hairdresser, bank, cinema and schools. During the summer there are many things going on in the village such as festivals and broacantes. Equidistant from the airports at Poitiers and Limoges this could be the perfect getaway holiday home.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES