

Charming 3-bedroom house with delightful mature garden and an adjoining woodland plot

EXCLUSIVE



INFORMATION

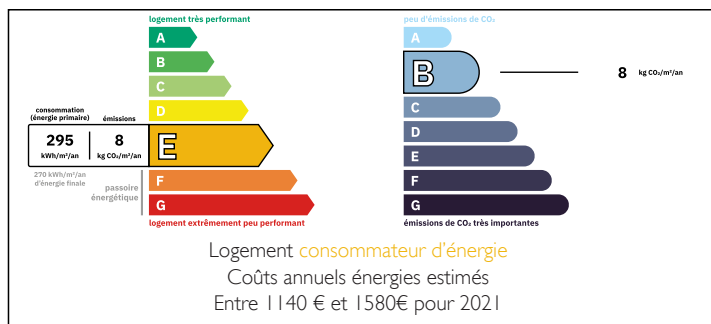
Town:	Luchapt
Department:	Vienne
Bed:	3
Bath:	2
Floor:	113 m2
Plot Size:	5258 m2

IN BRIEF

UNDER OFFER This delightful property offering approximately 140 m² of living space briefly comprises : living room, dining room, kitchen, bedroom, bathroom and veranda on the ground floor and upstairs 2 further bedrooms and a bathroom. It enjoys a lovely tranquil hamlet location yet is only 11 km from the popular town of L'Isle Jourdain, a thriving market town on the river Vienne which offers a good selection of shops, bars restaurants and a supermarket, as well as being on the doorstep of a wealth of walks and river-based sport activities. The train station at Bellac is only 28 km away with direct links to Poitiers where you have TGV connections to Paris, Bordeaux, London and Brussels. Limoges airport is within easy motoring distance (58 km) and the famous motor racing circuit du Val de Vienne is just...

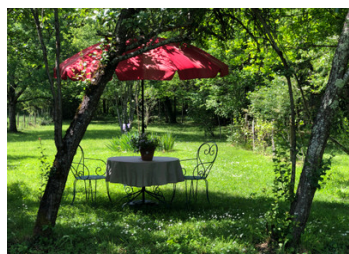


ENERGY - DPE



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.



DESCRIPTION

The layout is as follows :

Living room (25 m²) with a wood burning stove and a door providing access to the delightful veranda offering a lovely view over the garden.

A couple of steps lead down to the dining room (18 m²) also with a wood burning stove which in turn leads to the kitchen (11 m²). A door from the dining room opens to the downstairs bedroom (15 m²) and bathroom (6,5 m²). Upstairs there are two mansard bedrooms (25 m²) and (42 m²) and bathroom (4 m²).

Both the well tended front and rear garden add to the charm of this delightful property.

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

LOCAL TAXES

Taxe foncière: 325 EUR

Taxe habitation: EUR

NOTES