

Maison de maître to finish with barn, hangar and garden in Saint Clair

EXCLUSIVE



INFORMATION

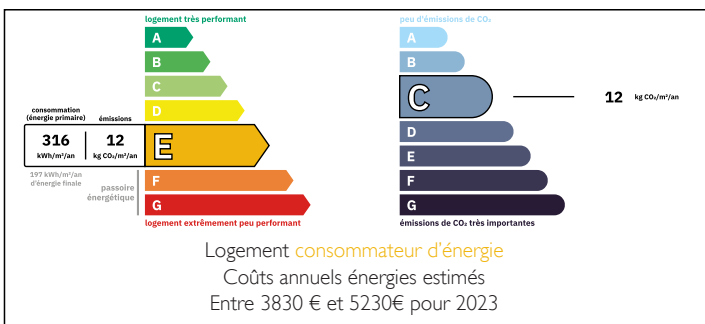
Town:	Saint-Clair
Department:	Vienne
Bed:	2
Bath:	2
Floor:	153 m ²
Plot Size:	1850 m ²

IN BRIEF

Ten minutes from Loudun, on the outskirts of the village of Saint-Clair, this attractive maison de maître property with work to finish also has the potential to add another bedroom in the first floor attic space.

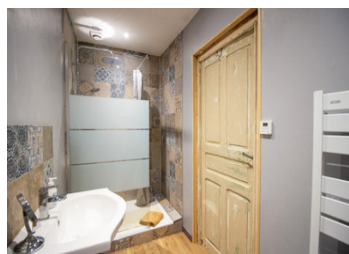


ENERGY - DPE



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

Coming into the entrance hall (2m²). The kitchen (13m²) is to your left, with window to the front and side door. To the right is a room (13m²) with window to the front and side. A door leads through to the large living room (52.5m²) with a wood burning stove at each end, a window to the side and windows and doors to the rear. There is a bathroom (5m²) off this room with bath, sink and WC. The room is also used as a laundry room. The living room has a door back to the kitchen. From the hall, the staircase leads to a landing (2m²). To the left, is a bedroom (15m²) with windows to front and side. To the right, is a room (10m²) used as a dressing and sewing room and a shower room (4m²) with shower, sink and WC. At the rear of this room is a bedroom (32m²) with window to the side. A door from this room leads to an attic room (26m²) with window to the side, which could be converted to create an additional bedroom. Outside, is a barn and hangar. The garden surrounds the property. The house is on the edge of the village of St Clair, which is situated between the towns of Loudun, Thouars and Mirebeau. The village of St Jean de Sauves is just 5km away and has a mini market, bakery and bank. Easily accessible from the UK via TGV/air,...

LOCAL TAXES

Taxe foncière: 487 EUR

Taxe habitation: EUR

NOTES