

A magnificent 3 bedroom detached hamlet house with pretty attached garden



INFORMATION

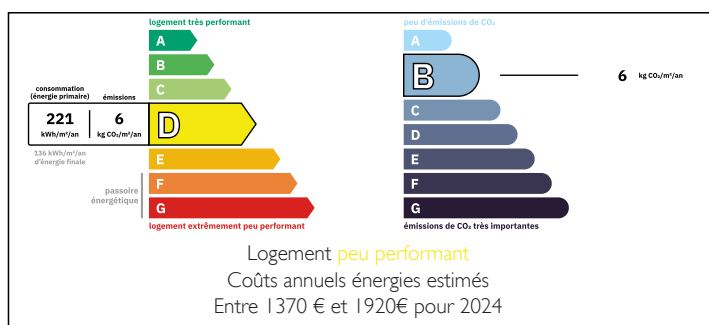
Town:	Lathus-Saint-Rémy
Department:	Vienne
Bed:	3
Bath:	2
Floor:	96 m2
Plot Size:	1525 m2

IN BRIEF

Situated in a quiet hamlet but only 9 minutes (7km) from the popular village of Lathus St Remy - a well cared for home with 3 bedrooms plus the option to add another if required - a new heat air source pump installed in 2023



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.



LOCAL TAXES

Taxe foncière: 467 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

From the driveway

Front door into an entrance hallway 2m x 1.8m - doors in front to a WC 1m x 1.6m/cupboard for the hot water tank / coats and shoes 1 m x 1.6m

Door from hallway to kitchen - 5.2m x 3.1m - fitted kitchen units

Door from hallway to living / dining room 5.2m x 5.2m - wood burning stove / french doors to garden terrace

Door from living room to hallway - stairs to 1st floor

Bedroom 1 3.2m x 4.1m

Bedroom 2 2.6m x 3.3m

Bedroom 3 2.7m x 3.2m and 2.6m x 2.2m

Attic room housing the central heating boiler 5.9m x 2.9m - could make a 4th bedroom

On the ground floor from the stairway hall you have a door to a garage / workshop 3.3m x 3.2m and 5.5m x 3m

Attached garden with mature shrubs and fruit trees - irrigation watering system back and front

Room on the front drive for 3 or 4 cars plus a

The town of Montmorillon is only 19km away and has the larger supermarkets / bar restaurants banks etc whereas the local village of Lathus St Remy has bakers / convenience store / bank / garage etc - less than 10 minutes away

The airports at Limoges and Poitiers are both under an hour away

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