

Ref: A32756TAL86

Price: 269 000 EUR

agency fees to be paid by the seller

6-bed maison de maître with fibre, garden, garage, camper storage, in charming, well-serviced village.



INFORMATION

Town: Saint-Gervais-les-Trois-Cloc

hers Vienne Department:

Bed:

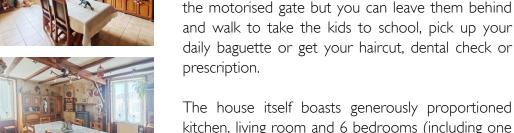
2 Bath:

Floor: 192 m² Plot Size: 1100 m²













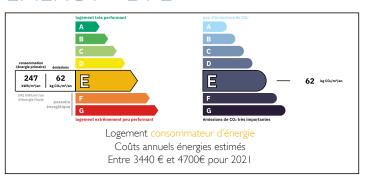
The house itself boasts generously proportioned kitchen, living room and 6 bedrooms (including one on the ground floor with access from the exterior via a lovely little covered terrace). There are upstairs and downstairs bathrooms plus a separate toilet under the stairs.

amenities. There is room for several vehicles behind





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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.





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LOCAL TAXES

Taxe habitation:

EUR

NOTES

DESCRIPTION

6 bedroom maison de maître (including one bedroom on the ground floor with outdoor access via a covered terrace), large kitchen with pellet burning stove, living space with functioning chimney, small living room/office, a spacious garage (complete with new roof!) and a double covered parking space big enough for a camping car.

From the street, you access the property via an electric gate (by car) or by a side gate (by foot). Upon entering the house, you find yourself in the entrance hall (7m²) with original staircase and an under-stairs toilet. To the left, you will find a large fully equipped kitchen (29m²) with pellet burning stove. On the other side of the hall is a large living/dining room (29m²) with open fireplace, then a smaller, cosy living room (10m²), behind which is a utility room, small corridor and shower room with toilet. Finally, you will find a bedroom (12.5m²), accessible via the rear corridor (from which you can also directly access the garage of more than 90m²) but also via a covered terrace shared with the smaller living room.

On the first floor there are 3 bedrooms (15m², 12.5m², 26m², the largest with built-in wardrobe), and between the three of them a bathroom (12m²) with toilet, shower and sink.

On the second floor there are 2 large bedrooms of 25 and 30 m², each with skylights, and a 4m² landing between them.

Under the house there is an insulated cave.

There is a second open terrace directly...