

Detached four bedroom single story house with attached garage and 10300m of land. Work to preview !

EXCLUSIVE



## INFORMATION

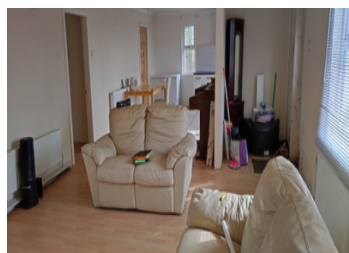
|             |              |
|-------------|--------------|
| Town:       | Saint-Saviol |
| Department: | Vienne       |
| Bed:        | 4            |
| Bath:       | 1            |
| Floor:      | 133 m2       |
| Plot Size:  | 10379 m2     |

## IN BRIEF

This detached four bedroom home is well proportioned offering an open plan living space, bathroom and separate WC. An attached garage and over a hectare of land, partly constructible.

Some electrical work will be required, some repairs to the heating pipework and replacement/ repairs to some of the windows and doors.

Please make contact for further information and to arrange a viewing.

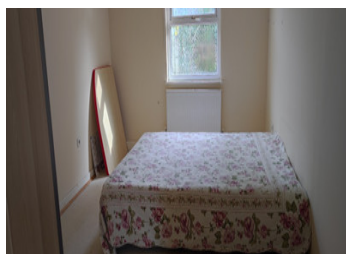
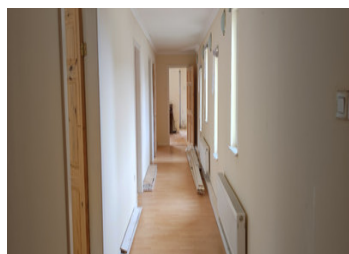


## ENERGY - DPE

DPE in progress.

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

Open plan living space 51m<sup>2</sup> with fitted kitchen and pantry 3m<sup>2</sup>. The french doors to this room will need repairing / replacing. The fuseboard will require fuses to be added.

Passeway 19m<sup>2</sup> serving all other rooms and a door to the garde which will need replacing.

WC 1.7m<sup>2</sup> with wash hand basin

Bathroom 10.9m<sup>2</sup> comprising of bath, shower and wash basin. Heating pipework needs repairing here.

Bedrooms 12.3m<sup>2</sup>, 12m<sup>2</sup>, 10.5m<sup>2</sup> 13m<sup>2</sup>, the latter has an ensuite WC and wash basin. This room will need a new window.

Garage with electric roller door and side pedestrian door which will need replacing or repairing.

This is a great property needing a few jobs to bring it back to habitable status, but will make a fantastic family home.

Make your appointment to view as soon as possible to avoid disappointment.

## LOCAL TAXES

Taxe habitation: EUR

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

## NOTES