

A 2 / 3 bedroom village house to update with attached garden and garage



INFORMATION

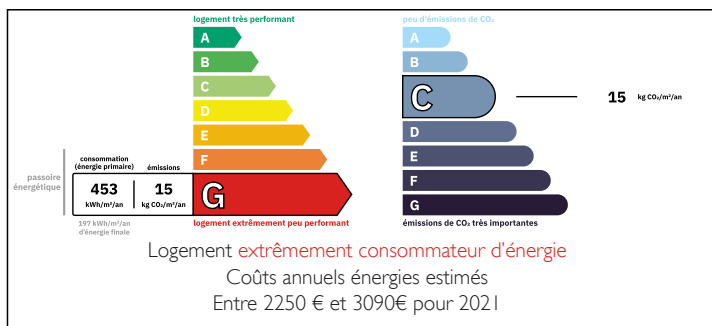
Town:	Adriers
Department:	Vienne
Bed:	3
Bath:	1
Floor:	83 m2
Plot Size:	430 m2

IN BRIEF

Situated in the heart of this popular village next to the bakers - formerly a butchers shop with potential to create a lovely home - 2 attached garages and a lovely garden



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

Set back off the road with a front garden

Door to dining room / kitchen 4.7m x 2.8m and 3.1m x 4.8m

Salon 2.7m x 3.8m

Stairs from living room to first floor

Bedroom 1 3.9m x 2.8m

Bedroom 2 2.6m x 4.9m

Bedroom 3 4.8m x 2.7m - please note bedroom 2 and 3 are interconnected but there is potential to install a corridor as required

Bathroom 4.6m x 2.1m

Downstairs in the first garage there is a utility room / cave - 3.7m x 4.7m and 2.2m x 2m

Garage 1 3.9m x 8.7m - entrance door 2.7m wide x 2.5m high

Attic above garage - possibility to create more rooms as required - 4m x 4.1m and 3.9m x 5.6m

Garage 2 4.4m x 6m with entrance door 2.6m wide by 2.4m high

Attached garden with some small outbuildings

Sewage - Mains Drains

Windows - mostly single glazed

Heating - electric radiators

Attached on one side

The village of Adriers has a bakers, grocery store, bar, pharmacy and garage

The airports at Limoges and Poitiers are approx one hour away

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

LOCAL TAXES

Taxe foncière: 424 EUR

NOTES