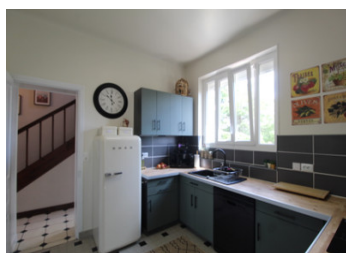


4 bed character property with patio, garden and great views



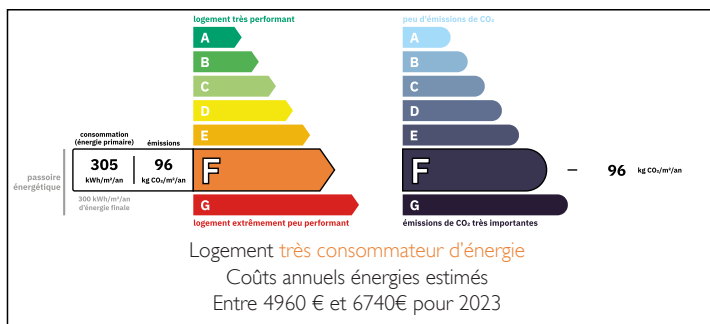
INFORMATION

Town:	La Roche-Posay
Department:	Vienne
Bed:	4
Bath:	3
Floor:	129 m2
Plot Size:	1229 m2

IN BRIEF

This beautiful property has recently been upgraded and now comes fully double glazed with a superb patio area at the rear. It has an entrance hall which has the large living/dining room off to the left, with original feature marble fireplace. Off to the right is a reception room and kitchen with separate laundry room and a wc. A wooden staircase leads to the first floor, which has a landing giving access to 4 good sized bedrooms, one with ensuite shower facilities and a family bathroom. Down at the rear garden level is a basement level which has a boiler room, workshop and storage rooms and this leads out onto the newly built patio which has excellent views down to the large garden and across the valley. The property is in the thermal spa town of...

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: 750 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This beautiful property has recently been upgraded and now comes fully double glazed with a superb patio area at the rear. It has an entrance hall which has the large living/dining room off to the left, with original feature marble fireplace and views out across the valley. Off to the right is a reception room and kitchen with separate laundry room and a wc. A wooden staircase leads to the first floor, which has a landing giving access to 4 good sized bedrooms, one with ensuite shower facilities and a family bathroom. Down at the rear garden level is a basement level which has a boiler room, workshop and storage rooms and this leads out onto the newly built rear patio which has excellent views down to the large garden and across the valley. The property is in the thermal spa town of La Roche-Posay, which is teeming with restaurants and cafes and is famous for its thermal bath cures and spa centres that use the exceptional qualities of the natural spring water for their treatments and products produced locally. It also boasts a casino and racetrack - with about six race meetings per year, tennis courts and even has its own golf course and cinema! .

The property is easy to access via airports at Poitiers (50km) and Tours (80km), the nearest TGV station (Paris 1h20) and autoroute (A10) Paris/Bordeaux are 25km away at Châtelleraut.

Information about risks to which this property...