

Charming Detached 2-Bedroom Hamlet House with Garden – Near Lathus-Saint-Rémy in need of modernisation

EXCLUSIVE



INFORMATION

Town:	Lathus-Saint-Rémy
Department:	Vienne
Bed:	2
Bath:	2
Floor:	116 m ²
Plot Size:	344 m ²

IN BRIEF

Charming Detached 2-Bedroom Hamlet House with Garden – Near Lathus-Saint-Rémy

Full of character and charm, this delightful detached 2-bedroom, 2-bathroom hamlet house would make a wonderful family home or holiday retreat. The spacious kitchen offers plenty of room for family meals around the table, while the good-sized garden is perfect for al fresco dining and relaxing outdoors.

Located just a short drive from the village of Lathus-Saint-Rémy, you'll find a great selection of local amenities including a convenience store, two boulangeries, a hairdresser, and more. The vibrant town of Montmorillon is only around 9 km away, offering additional shops, restaurants, and services.



ENERGY - DPE

DPE not required.

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

This charming property offers fantastic potential and just needs some TLC.

A gated entrance opens onto a pretty garden, with a useful shed to the left and the main house to the right.

Inside, you're welcomed by a bright boot room — ideal for coats, shoes, and muddy boots — complete with a handy sink and tap. (2.2m x 1.7m)

Straight ahead lies the ground-floor bathroom, fitted with a corner shower, toilet, and basin. (2m x 2.26m)

To the right, you'll find a spacious kitchen and dining area, perfect for entertaining. With two large windows, a built-in cupboard, a feature fireplace, and original flagstone flooring, this room is full of charm and character. (5.32m x 4.49m)

To the left of the entrance is the inviting living room, featuring a log-burner fireplace, flagstone floor, and windows overlooking the garden — a perfect space to relax.

A staircase leads up to the converted loft, now home to two generous bedrooms:

Bedroom One: A large, light-filled space with both a feature window and a Velux skylight. High ceilings and exposed beams add character, and the room comfortably accommodates two double beds. (4.6m x 5.33m)

Bedroom Two: Also showcasing original beams, this bright room includes a small window and Velux skylight. (Approx. 25m²) It benefits from a private ensuite bathroom with shower, toilet, sink, and water heater. (2.2m x 2.9m)

Outside, the garden is mainly laid to lawn, with a small patio area (approx. 3m x 3m) — perfect for

LOCAL TAXES

Taxe foncière: **409 EUR**

Taxe habitation: **EUR**

NOTES