

South Loire Valley, 2 independent houses (3 bedrooms) with a view of the countryside, near Loudun/Poitiers axe



INFORMATION

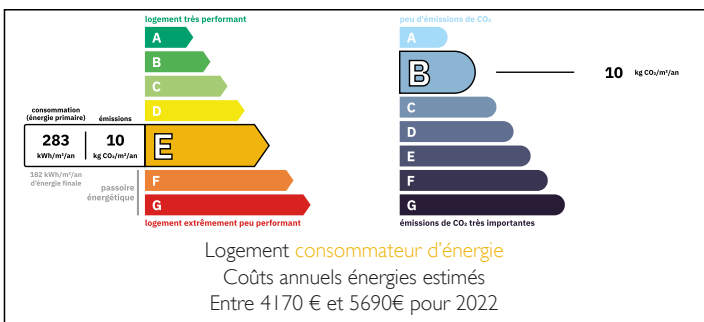
Town:	Verrue
Department:	Vienne
Bed:	3
Bath:	2
Floor:	191 m ²
Plot Size:	2595 m ²



IN BRIEF

This hamlet property consists of two independent houses separated by a courtyard. One of the houses has one bedroom, while the other includes one bedroom as well as a mezzanine space used as a bedroom. There is a garage with a workshop to complete the property. Each of the two houses has its own covered terrace with a view of the countryside.

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

PROPERTY IN DETAIL:

>>First house (approximately 100 m²) with a terrace at the front.

>Ground Floor

-Entrance 12 m² with a relaxation/library area, stairs leading to the main bedroom

-Kitchen 20.6 m² and dining area on the right

-Living room 14.4 on the left with a fireplace and wood stove,

- sport space 21 m² and storage with stairs leading to the mezzanine bedroom.

>First Floor via entrance wooden stairs

-Bedroom 12 m²

-Shower room 8 m² with shower, basin, toilet and storage

>First Floor via living room stone stairs:

-Mezzanine bedroom 12.3 m²

>>Second house (approximately 91 m²):

>Ground Floor

-Entrance 16.3 m² dining room/office with a wood stove, stairs leading to the upper level

-Living room 23 m² with an open fireplace and access to the covered terrace

-Kitchen 9.3 m²

>First Floor

-Bedroom 36 m²

-shower room 5.75 m² with shower, basin and toilets

-Small storage place

LOCAL TAXES

Taxe habitation:

EUR

NOTES

TECHNICAL POINTS:

-Heating with electric radiators and a wood stove

-Double glazing on some windows

-Non-compliant septic tank

OUTBUILDINGS:

-Covered terraces for each house, a terrace of approximately 15 m² in front of the main house, a