

Detached five bedroom property situated in an elevated position with double garage, panoramic views, garden.

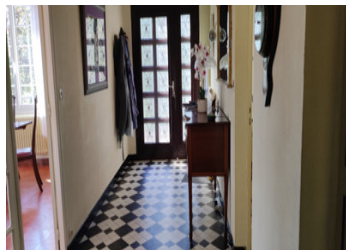
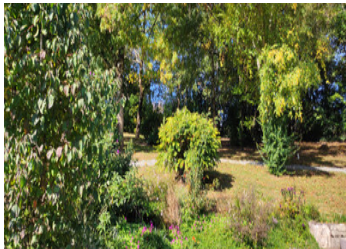
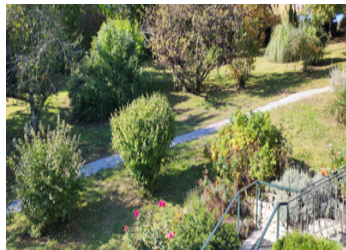


INFORMATION

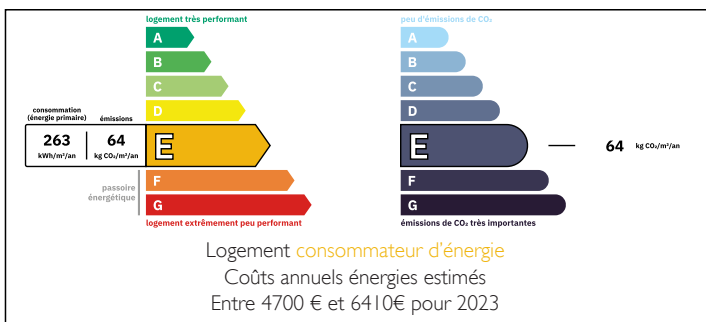
Town:	Charroux
Department:	Vienne
Bed:	5
Bath:	1
Floor:	154 m2
Plot Size:	3958 m2

IN BRIEF

A must see : This detached property has a wrap around garden and is situated in an elevated position with panoramic views cross the countryside.. Five bedrooms and a large lounge / dining room all with double glazed windows and doors. This property is bright and airy and ready to move into. The lower level has two large garages and plenty of space for a workshop area, laundry and storage. This is a rare gem.



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

Entrance / corridor 21m²

Lounge / dining room 44.5m² with insert pellet burning stove

Kitchen 16m² fitted with an induction hob, extractor unit, dishwasher and oven

5 bedrooms 9.3m², 7.8m², 15.1m², 12.8m² and 16.6m², the latter two both having fitted wardrobes.
WC 2.6m²

Bathroom 7.8m² comprising of bath, walk-in shower, W.C. and wash basin.

First floor : loft space.

Lower level :

Two large garages of 30m² each

The remaining lower level is made up of a laundry/ boiler room also housing the water softener and four other rooms/ areas totalling 132m²

Outside, the property benefits from a newly laid driveway, a wrap around garden and terrace.

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

LOCAL TAXES

Taxe foncière: **627 EUR**

NOTES