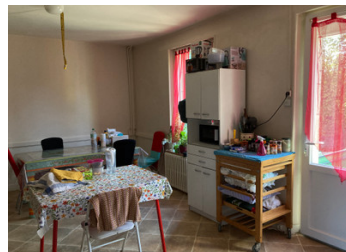
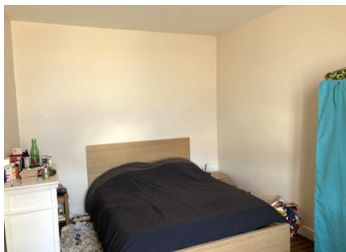


3 bed house with courtyard and 2 large garages in a pretty village



INFORMATION

Town:	Saint-Martin-l'Ars
Department:	Vienne
Bed:	3
Bath:	2
Floor:	94 m ²
Plot Size:	586 m ²

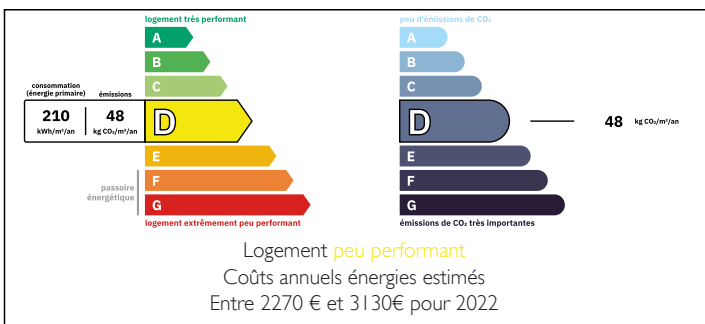


IN BRIEF

A delightful 3 bedroom, semi-detached, house, located in the heart of this friendly village and within walking distance of the local shop and bistro. The house has good quality double glazing, oil fired central heating and even a cellar underneath part of the property - just the place for your wine collection!

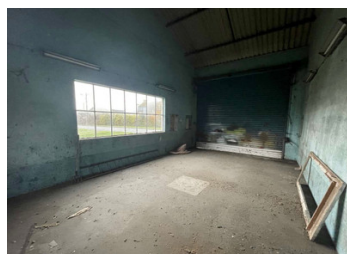
There is a private courtyard behind the house, with access from the kitchen and 2 extremely large garages attached at the side of the property with access to the road at the front.

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

On the ground floor the front door welcomes you into the bright living room. There is good sized kitchen/dining room the full width of the back of the house with a door out to a small sun terrace with steps that lead down to the courtyard (currently has a metal hangar that is to be taken down). There is a downstairs shower room with wc next to the kitchen and next to the lounge is a small hallway with plenty of space for hanging your coats and the beautiful wooden staircase.

Upstairs the landing leads to 3 bedrooms, 2 at the rear and 1 at the front as well as a tiled bathroom with shower, sink and wc.

Below the property is a small cellar that also houses the oil fired central heating boiler.

Attached to the side of the property are 2 large garages with concrete floors, one with sliding door (108m²) and one with roller door (47m²) ideal for anybody looking to run their business from home or even perhaps to develop the space into more living accomodation (subject to permissions).

The international airports at Limoges and Poitiers are both around 1 hours drive from this property.

LOCAL TAXES

Taxe habitation:

EUR

NOTES

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