

Charming House with Convertible Attic and Outbuilding, and Large plot of Land



INFORMATION

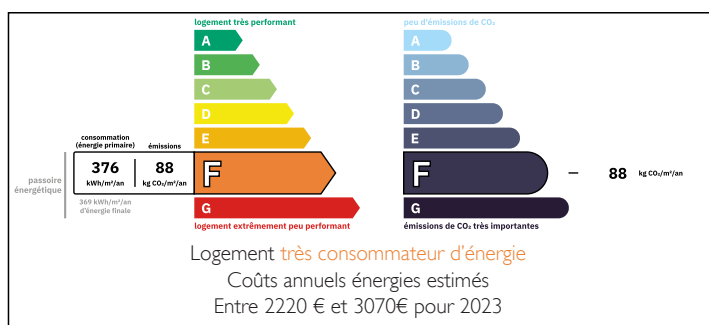
Town:	La Trimouille
Department:	Vienne
Bed:	2
Bath:	1
Floor:	58 m2
Plot Size:	16341 m2

IN BRIEF

Discover this traditional house offering comfortable single-story living and significant potential for expansion. The ground floor includes a living room with a kitchen, two bedrooms, an office, a bathroom, and a laundry room. Upstairs, a large convertible attic offers an excellent opportunity to increase the living space. The property also features an outbuilding, surrounding land, and several non-adjointing plots, and is serviced by a dual heating system with a wood stove and oil central heating.



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

Nestled in a peaceful setting, this traditional home offers a functional and versatile living space brimming with potential. The ground floor is perfectly arranged for convenient single-story living, featuring an open-plan living room and kitchen area that serves as the heart of the home. This level also includes two bedrooms, a separate office ideal for remote work, a family bathroom, and a practical laundry room. PVC double-glazed windows are installed throughout, ensuring effective insulation.

Upstairs, an attic presents a fantastic opportunity for your renovation projects (subject to permissions). This expansive space could easily be transformed into a master suite, a children's playroom, or an additional living area, significantly increasing the property's habitable surface.

For year-round comfort, the house is equipped with a dual heating system: a cozy wood-burning stove for ambiance and warmth, supplemented by an oil-fired central heating system. The property is on a septic tank, which was installed in 1995.

Outside, the property includes an outbuilding that offers flexible use as a workshop, or for additional storage. It is set on a plot of land with further non-adjointing parcels included in the sale, perfect for creating a vegetable garden, keeping animals, or for other recreational uses.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES