



Ref: A41068DCO86 Price: 109 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (100 000 EUR without fees)

Four bedroom town house, ready to move into with courtyard in a village with market and restaurant











INFORMATION

Town: Saint-Sauvant

Department: Vienne

Bed: 4

Bath: 3

Floor: 135 m²

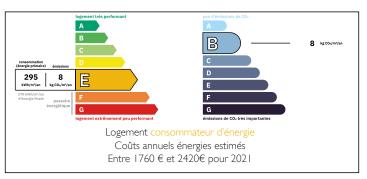
Plot Size: 86 m²

IN BRIEF

Renovated house, wood-fired central heating, mains drains and a lovely low maintenance courtyard.

Saint Sauvant is just 36 km from Poitiers with shopping centres, airport and train station.

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.

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LOCAL TAXES

Taxe foncière: 867 EUR

Taxe habitation: EUR

DESCRIPTION

On the ground floor:

Entrance hall 2m²

Large open plan reception room /kitchen / dining area 35m². Wood-burner with back boiler for central heating, fitted kitchen with 4 ring hob, extractor hood, electric oven, and dishwasher.

WC

Utility / Laundry room with sink 9m²

On the first floor:

Landing 23m²

Two bedrooms $10m^2$ and $13m^2$

Bathroom 4m² with bath, wash basin and W.C.

On the second floor:

Bedroom $23m^2$ with roll top bath and shower and en suite WC with wash basin $3m^2$

Mezzanine bedroom 14m² with en suite shower room and W.C. 3m²

Cellar for storage, $2 \, \text{Im}^2$ and a beautiful enclosed courtyard of $20 \, \text{m}^2$.

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

NOTES