

Poitiers Sud - Beautiful detached 3 bedroom house with separate 2 bed annexe, garage and garden



INFORMATION

Town:	Poitiers
Department:	Vienne
Bed:	5
Bath:	2
Floor:	142 m2
Plot Size:	600 m2

IN BRIEF

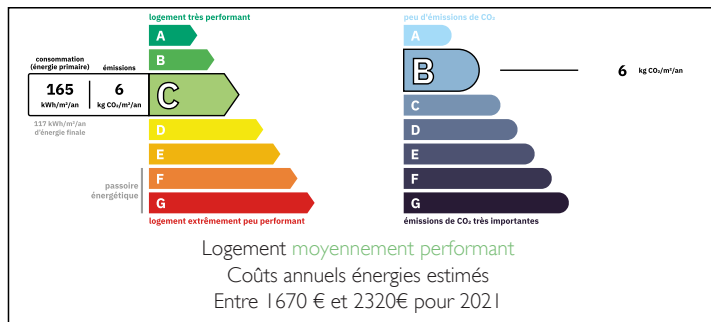
Ideally located close to shops and public transport, this character townhouse combines period charm with generous volumes and excellent natural light. The main house offers comfortable family living, complemented by an independent 40 m² garden-level living space — ideal for a large family, rental income, or a professional activity.

The property is dual-aspect with East–West exposure, benefits from a recent heat pump (2023), and includes a garage, terrace, and secure courtyard parking for several vehicles.

A versatile and rare opportunity, well worth viewing.

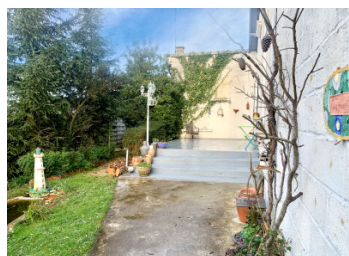


ENERGY - DPE



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

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

LOCAL TAXES

Taxe foncière: 1590 EUR

Taxe habitation: EUR

NOTES