

Large village house - 4 bedroom, 3 bathroom - short walk to local shops and train station



INFORMATION

Town:	Lathus-Saint-Rémy
Department:	Vienne
Bed:	4
Bath:	3
Floor:	160 m2
Plot Size:	80 m2

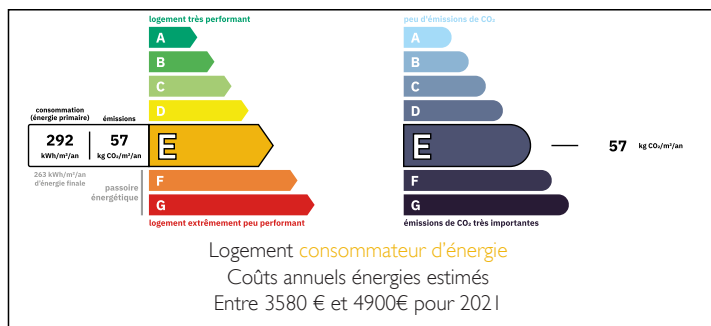


IN BRIEF

Not much of a gardener but looking for a spacious home in a convenient location? This generous 4-bedroom, 3-bathroom property with a low-maintenance courtyard frontage could be just what you're after.

Offering extensive workshop space alongside ample internal accommodation, it provides versatility and room to suit a range of needs. Ideally positioned just a short stroll from everyday amenities including bakeries, a village shop, tabac, florist, hairdressers, and a bank as well as just a 5 minute walk to the train station between Limoges and Poitiers, it's a great choice for those seeking comfort, space and convenience without the upkeep of a large garden.

ENERGY - DPE



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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

The house is accessed through a gated entrance leading to a manageable courtyard garden, complete with a shared well. A glazed vestibule (3.27m x 1.52m) opens directly into the first tiled kitchen (2.76m x 5.77m), which features an inset log burner, gas hob, radiator, and ample storage. Stairs from here lead to the first floor.

To the right, a spacious living room (5.5m x 4.42m) benefits from attractive double-aspect windows overlooking the front of the property, along with a radiator for comfort.

To the left, a second main kitchen area (2.74m x 4.78m) offers double-glazed windows, a sink with drainer, and generous cupboard space. At the rear of this space is a fully fitted ground-floor shower room, complete with a toilet, shower, sink, heated towel rail, and floor-to-ceiling storage.

From the kitchen area lies a large garage (4.94m x 9.94m) with a high ceiling and its own toilet. Additional adjoining spaces include:

- * Boiler room (2.93m x 2.15m)
- * Second garage (2.93m x 9.67m)
- * Second boiler room (7.27m x 2.91m) with oil tank, water tank, and sink
- * Cellar/cave (1.65m x 6.5m)

From the 1st kitchen a staircase leads to the first-floor hallway (1.66m x 4.34m). The sleeping accommodation includes:

- * Bedroom 1 (3.47m x 3.97m), front-facing with double glazing and radiator
- * Bedroom 2 (4.02m x 3.81m), also front-facing with radiator
- * Bathroom 2 (2.55m x 1.61m), fitted with toilet, sink, shower, and heated towel rail

A few steps down lead to Bedroom 3 (3.15m x 4.55m), featuring two windows and a radiator. This...

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