

19th-Century Village House with 4 Bedrooms, Garage, Dual Access & Great Potential Near Poitiers



INFORMATION

Town:	Croutelle
Department:	Vienne
Bed:	4
Bath:	2
Floor:	200 m2
Plot Size:	654 m2



IN BRIEF

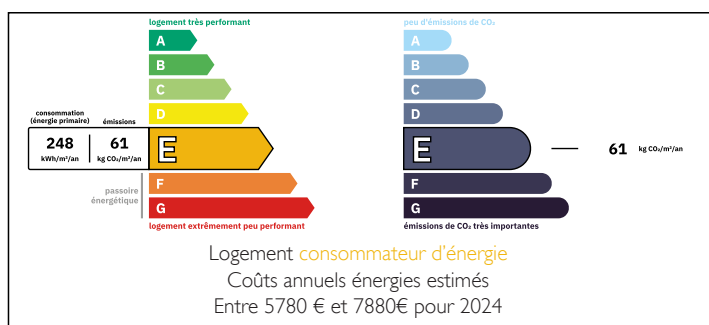
Charming 19th-Century Village House with Excellent Potential – Near Poitiers, France

Located in Croutelle, on the southern edge of Poitiers, this character-filled 19th-century village house enjoys a convenient location close to major transport links, shopping facilities, and amenities.

Offering generous living space and great development potential (renovation required), the property features an entrance hall, two large ground-floor rooms, and a separate WC. Upstairs are a living room, kitchen, four bedrooms, two shower rooms, and an additional WC.

A 40 m² garage and cellar provide valuable storage space. Outside, two fully enclosed private courtyards/garden areas offer privacy and flexibility. With two independent entrances, the property is ideal for a family home, rental investment, home

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: 1581 EUR

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