

5 bed property with conservatory and patio overlooking the river

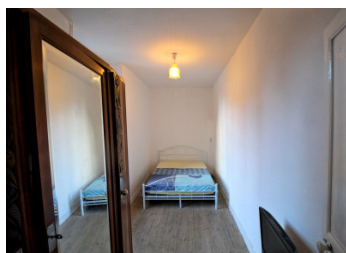
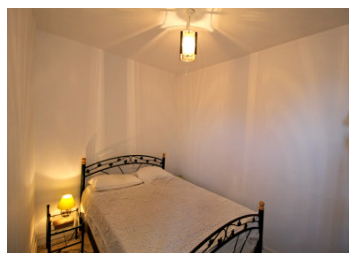
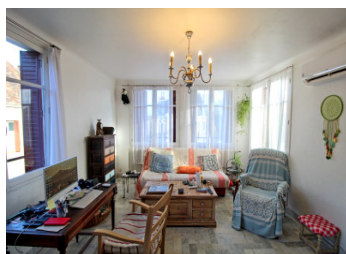


## INFORMATION

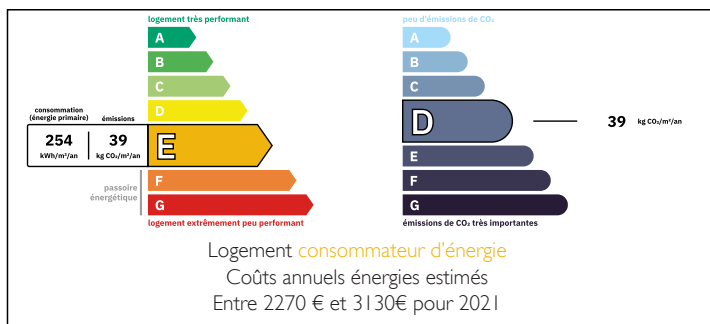
|             |                   |
|-------------|-------------------|
| Town:       | Vicq-sur-Gartempe |
| Department: | Vienne            |
| Bed:        | 5                 |
| Bath:       | 1                 |
| Floor:      | 130 m2            |
| Plot Size:  | 380 m2            |

## IN BRIEF

This large 5 bed property enjoys a superb view over the river Gartempe and the historic villa des Iles. The property is set out over 3 floors and is accessed via a courtyard at the front with a large terrace at the rear with that fantastic view. It would make for an ideal lock up and leave holiday home and is set in a village with a bakery, cafés, tabac etc. well situated being within easy reach of both Angles sur l'Anglin and La Roche-Posay. It is only 25km to the A10 motorway access and TGV station at Châtelleraut and only around 50km from Poitiers with its LGV station, autoroute (A10) Paris/Bordeaux and Ryanair served airport, also within easy reach are the magnificent Loire Valley chateaux.

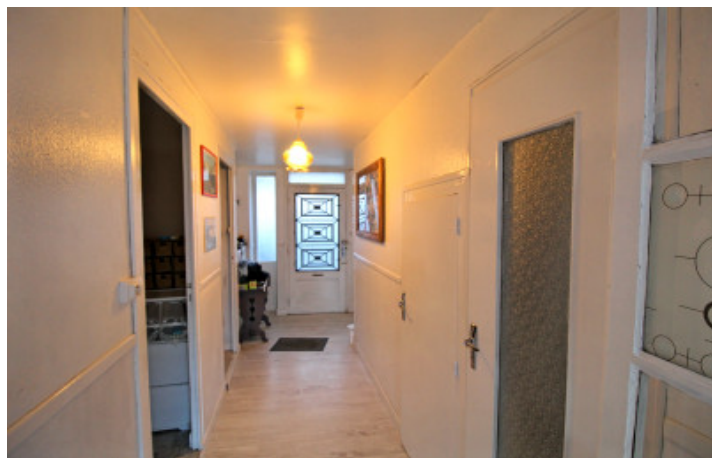


## ENERGY - DPE



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.



## LOCAL TAXES

**Taxe foncière: 337 EUR**

## NOTES

## DESCRIPTION

The property is set out over 3 floors and is accessed via a courtyard at the front with a large terrace at the rear with that fantastic view. On the ground floor there is a living room, large kitchen, bedroom which has access out into the conservatory, a shower room, separate wc and a cloakroom. On the first floor there are 4 bedrooms, one of which could easily be transformed to create a second bathroom as it already has a sink. There is also a balcony at the rear to take advantage of the views on offer. The property is in need of some modernising but is habitable immediately and can be upgraded over time. There is a garage, workshop and also a wine cellar on the lower ground floor level. It would make for an ideal lock up and leave holiday home and is set in a village with a bakery, cafés, tabac etc. well situated being within easy reach of both Angles sur l'Anglin and La Roche-Posay. It is only 25km to the A10 motorway access and TGV station at Châtelleraut and only around 50km from Poitiers with its LGV station, autoroute (A10) Paris/Bordeaux and Ryanair served airport, also within easy reach are the magnificent Loire Valley chateaux. Other historic towns of the region include St Savin which has a UNESCO world heritage site ancient romanesque abbey at its heart, Chauvigny and Montmorillon.

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Information about risks to which this property is exposed...