

Village house of 128m² to renovate with 3 bedrooms, garage and garden.



INFORMATION

Town:	Saint-Romain
Department:	Vienne
Bed:	3
Bath:	1
Floor:	128 m ²
Plot Size:	451 m ²



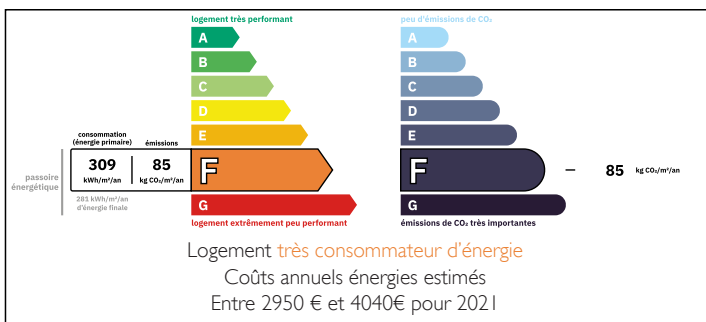
IN BRIEF

This village house of 128 m² is waiting to be brought up to date. There are three good sized bedrooms plus loft space, garage and garden.

Large cast iron radiators are present in the rooms, though the boiler is no longer functional. Insulation and double glazing will need to be added to improve the property's energy rating. The property is on mains drainage.

Located 11 km from Civray and its shops and supermarkets, and only 10 minutes from the delightful medieval village of Charroux.

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

This property comprises :

DOWNSTAIRS :

- Living room: 25.5 m²
- Dining room: 19 m²
- Kitchen : 14.5 m²
- Cellar behind the kitchen: 10.2 m²

FIRST FLOOR :

A staircase leads you to :

- Bedroom 19 m²
- Bedroom 20.5 m² with a an old fireplace condition
- Bathroom+WC: 10.7 m²
- Bedroom : 9.30 m²
- An attic of 45 m²

EXTERIOR:

- A plot of land fenced with a gate.
- A garage of 45 m² is attached to the plot.

Saint-Romain-en-Charroux, is a small commune of 400 inhabitants located in the south-western part of the Vienne department 45km from Poitiers which offers TGV rail access and an airport with flights to the UK.

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

LOCAL TAXES

Taxe foncière: 350 EUR

Taxe habitation: EUR

NOTES