

Town house within walking distance of town centre in need of some work



INFORMATION

Town:	La Trimouille
Department:	Vienne
Bed:	3
Bath:	1
Floor:	78 m2
Plot Size:	179 m2

IN BRIEF

Located in a quiet side street near the centre of town.

On the ground floor there is a hallway leading to cave at the rear and, the left, the main living area of the house (4.50m x 6.20m). The owner planned to install a kitchen area here and has purchased, but not fitted, a number of kitchen units, oven, sink etc included in the sale.



ENERGY - DPE

DPE not required.

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

On the first floor there are three bedrooms and a shower room.

Bedroom 1 3m x 2m

Bedroom 2 4m x 4.7m

Bedroom 3 4.6m x 2.3m

Bathroom 2.7m x 3.4m

A door in the bathroom leads to the garden at the rear together with steps which lead to the attic space above the garage, which is located to the left of the house.

Attached to the house is a garage.

La Trimouille is a typical old French town, on the banks of the river Benaize. The town has a range of shops, bars and restaurants together with a health centre and a cinema. The town is only about a ten minute drive from Montmorillon and is about an hour away from the airports at Poitiers and Limoges.

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

LOCAL TAXES

Taxe foncière: 311 EUR

Taxe habitation: EUR

NOTES