

Charming renovated country cottage with 3 bedrooms, garage and garden



INFORMATION

Town:	Luchapt
Department:	Vienne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	1238 m2

IN BRIEF

Renovated with taste to maintain its character this stone country cottage with 3 bedrooms, large kitchen/diner, attractive lounge and huge bathroom with laundry space is ready for the new owners to decorate to their tastes.

This house is a superb blank canvas for you to add the finishing touches to your dream home.

New electrics, plumbing, bespoke oak double glazed windows, roof liner, bathroom and kitchen units already completed.



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

The front door leads into the attractive double aspect lounge, 25.8m², with feature fireplace (wood-burner included but not fitted)

A couple of steps lead down to the large kitchen/dining room with new kitchen units and work surface. Another impressive fireplace in this room, again needing the wood-burner to be professionally fitted. A door leads out to the private back garden.

The other side of the lounge is a corridor leading to 3 good sized bedrooms.

Bedroom 1, 8m² with patio doors leading to the front of the property

Bedroom 2, 12m², large window to the front

Bedroom 3, 17.6m² with pretty arched patio doors opening to the garden.

There is a brand new fitted shower and hand basin in the large tiled bathroom with a separate wc as well as additional space for the laundry room, with plumbing for a washing machine.

There is a small attached garage of 16m² that offers access to the loft space above but could equally be developed into more living space subject to permissions.

Nestled in a small hamlet with only 2 other neighbours this house is perfect for unwinding in the gorgeous French countryside, with the private attached garden and would be perfect as a gite rental.

Only 5 minutes drive from the village of Luchapt, with its weekly evening market and social gathering and only 10 minutes drive from the larger town of L'Isle Jourdain with all its amenities and supermarket.

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

LOCAL TAXES

Taxe foncière: 300 EUR

Taxe habitation: 284 EUR

NOTES