

## Attractive 2 bedroomed property with balcony in village centre



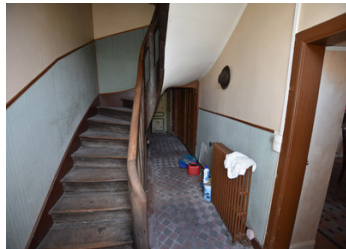
## INFORMATION

Town:	La Trimouille
Department:	Vienne
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	157 m2

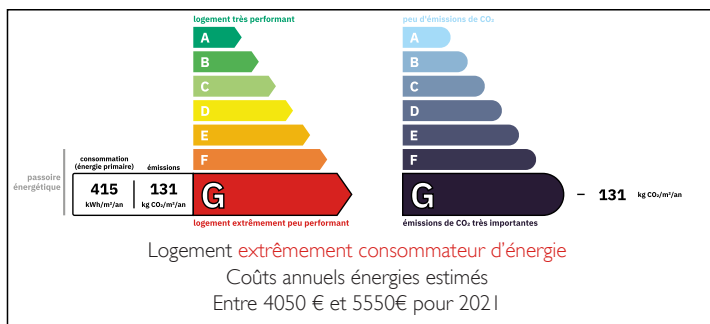
## IN BRIEF

Located in the heart of La Trimouille the house has been used as a holiday home, but would benefit from some updating internally.

On the ground floor there is a hallway leading to the dining room and kitchen.



## 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 habitation:** EUR

## DESCRIPTION

Beyond the kitchen is the sitting room and a door leading to the basement where the central heating boiler is located.

Behind the kitchen there are two other rooms accessed by a separate door on the main road.

Upstairs there are two bedrooms and a bathroom and access to the attic and balcony.

The garage is not attached.

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

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

## NOTES