

Large family property set in approx 1.5 hectares of land with second house, gite, barn and hangar.



INFORMATION

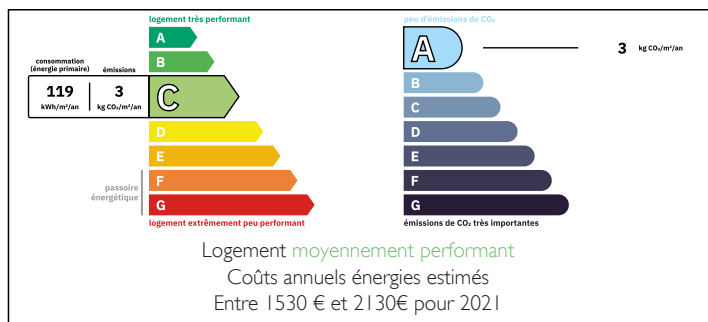
Town:	Lhonnaizé
Department:	Vienne
Bed:	7
Bath:	4
Floor:	310 m2
Plot Size:	13514 m2



IN BRIEF

Delightfully peaceful location for this spacious 3 bedroomed home (211m²) with second 3 bedroomed house (99m²) , gite, barn and hangar plus approx 1.5 hectares of land that surrounds the property ideal for grazing animals or as a business potential. Less than 15 minutes drive to the nearest town with shops, restaurants and train station.

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: 1035 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This property consists of:

Main house:

Lounge 6.82m x 5.57m

Office 3m x 3.42m

Kitchen 3.44m x 4.19m

Conservatory 2.82m x 7m

Utility room 5.53m x 3.73m

Loft space

FIRST FLOOR

Bedroom 1 3.07m x 4.32m

Bathroom 2.44m x 3.65m

Toilet

Bedroom 2 3.45m x 3.62m

Bedroom 3 3.11m x 3.11m

EXTERIOR

Hangar 180m² approx

Second house currently rented - 3 bedrooms

Barn 350m²

Gite with large bedroom, lounge, kitchen and bathroom

Less than 15 minutes drive to the closest town with bars, restaurants, shops and train station (Poitiers-Limoges). Poitiers airport is approx 40 minutes by car and Limoges airport is just 90km by car.

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