

Quality renovation, three bedrooms, double garage, covered terraces, water storage, car charger and garden



INFORMATION

Town:	Romagne
Department:	Vienne
Bed:	3
Bath:	2
Floor:	182 m2
Plot Size:	2142 m2

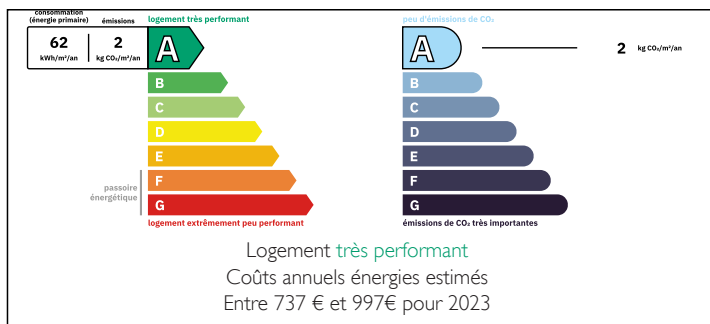


IN BRIEF

This detached three bedroomed house is a real gem and a rare find. Graded A for energy, making it very economical to run, this property is ready to move into. Tastefully decorated, this house offers comfortable, bright and airy living spaces, with a modern fully fitted kitchen which is equipped with dishwasher, fridge, extractor hood, marble work tops and boiler tap. Lounge, boot room, utility room and separate WC completes the ground floor. The first floor, the parental suite, has a bathroom with roll top bath and walk-in shower and a fully fitted dressing room. The upper floor offers two bedrooms and a family bathroom.

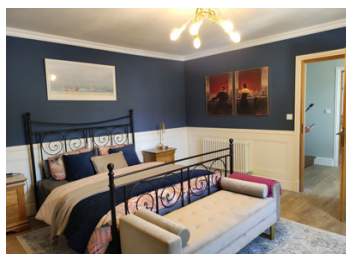
Outside is a travertine terrace, partly covered for protection from the sun, a garden with a coy carp pond, double garage and car port, an electric car charger and expanse of garden big enough...

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: 352 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Detached property, fully renovated to a very high standard, double glazing, underfloor heating on the ground floor and first floor bathroom and radiators to all other rooms serviced by an aerothermal heat pump. This property also benefits from a thermodynamic water tank, water softener, 3.7kW car charger and fast internet speed.

A low height cellar 25m² for storage can be accessed from the entrance

Ground floor : oak flooring

Entrance 7m²

Lounge 19m²

Kitchen / dining room 45m²

Boot room 11m²

Utility room 9m²

WC with wash hand basin 2.5m²

Boiler room 4m²

First floor : oak topped clip together flooring

Landing 2m²

Bedroom 21m²

Bathroom 13m² comprising of roll-top bath, walk-in shower, wash unit and W.C. leading to dressing room 7m²

Upper floor : oak topped clip together flooring

Landing 2m²

Bedroom 17m²

Shower room 6m²

Bedroom 17m²

Outside : 3 outside water taps and plenty of outside power points. Access gates for vehicles and pedestrians

Cover terrace just of the boot room

Terrace

Coy carp pond, with a water recuperation tank- fed by the rain water

Double garage, with electricity and car charger. Car port which doubles as another covered terrace.

Dog friendly garden and plenty of space to install a