

Lovely 2 bedroom, stone property with garden and outbuildings in the Vienne



INFORMATION

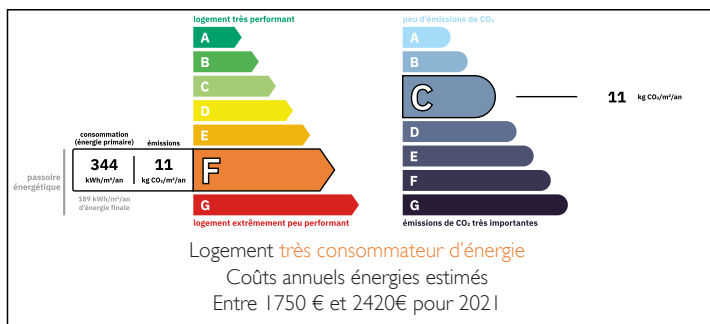
Town:	Saint-Jean-de-Sauves
Department:	Vienne
Bed:	2
Bath:	1
Floor:	113 m2
Plot Size:	922 m2

IN BRIEF

This charming, two bedroom, farmhouse style property is ideal for ground floor living but has plenty of scope for expansion. Situated in a quiet hamlet close to the market town of Mirebeau and surrounded by beautiful countryside it offers you a slice of rural life. The pretty village of Saint Jean de Sauves with all its amenities is only 3km and Poitiers with its airport and high speed train link is a 35 minute drive.



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: 150 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

THE PROPERTY

Ground Floor:

- fully fitted farmhouse style kitchen with tiled floor and space for dining
- living room with fireplace
- bedroom 1 with wood floor and doors to the garden
- bedroom 2 with wood floor
- shower room with fitted sink and vanity
- separate WC
- large scullery / laundry room with fitted sink, cupboards and door to the garden
- veranda / conservatory with electric shutters

First Floor

- Attic with windows and potential for conversion

THE OUTBUILDINGS

- covered parking
- garage
- store room with electricity
- barn
- cave

THE AREA

This property is in the pretty hamlet of Fontenay sur Dives, just minutes from the bakers, local shops and services in the village of Saint Jean de Sauves. Poitiers with its airport and TGV train station is less than 40 minutes drive.

3 km from St Jean de Sauves

15 km from Mirebeau.

22 km from Loudun

37 km from Poitiers TGV, airport

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