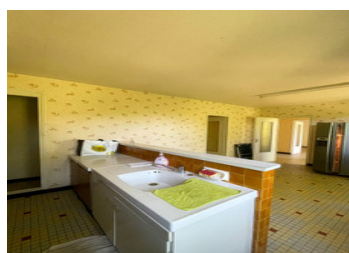


Detached 3 bedroom property to refresh with adjoining garden. Large garage/workshop under the house.

## EXCLUSIVE



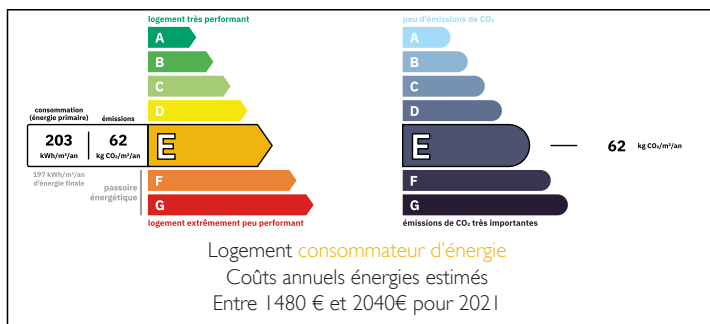
## INFORMATION

Town:	Luchapt
Department:	Vienne
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	2050 m2

## IN BRIEF

This charming property with its living space all on one level (access via a small outside staircase) briefly comprises an entrance, a kitchen/diner, a living room, 3 bedrooms, bathroom and separate toilet. Basement below and adjoining garden. Located in a small, peaceful hamlet just 9km from the popular town of L'Isle Jourdain, a thriving market town on the river Vienne which offers a good selection of shops, bars, restaurants and a supermarket, as well as being on the doorstep of a wealth of walks and river based sports activities. The train station at Lussac Les Châteaux is only 30 km away with direct links to Poitiers where you have TGV connections to Paris, Bordeaux, London and Brussels. Both Limoges and Poitiers airports are within easy motoring distance. (63 km 62 km) and the famous motor racing...

## 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.



## DESCRIPTION

The house benefits from oil-fired central heating and double glazing. The roof is in good condition. The septic tank and electricity will need to be brought up to standard.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES