

3 bedroom house plus mezzanine with outbuildings, courtyard and mains drains plus land for a vegetable plot.



INFORMATION

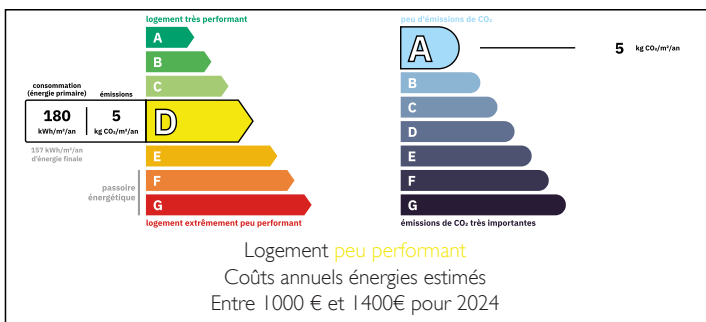
Town:	Brux
Department:	Vienne
Bed:	3
Bath:	1
Floor:	151 m2
Plot Size:	1315 m2



IN BRIEF

Set in the quiet hamlet this interesting 3 bedroom property offers 150 m2 of living space. On the ground floor, there's a large living room and kitchen/dining room, both with woodburners, as well as a boiler room, shower room and separate WC. Upstairs are 3 bedrooms with velux windows, and a separate WC, plus a large mezzanine area which overlooks the living room. Outside there's a large courtyard with a lean-to garage and a small stone outbuilding. The ensemble is completed with a separate parcel of non-constructible land, perfect for creating a vegetable plot. The property is mainly double glazed and has the benefit of mains drains. Close to Brux for school and Chaunay for local shops. Larger market towns are Couhé (10 minutes) or Civray (15 minutes). Poitiers airport is 40 minutes by car.

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: 408 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

In detail :

Ground floor :

Kitchen/dining room, 34.2 m2, with woodburner

Living room, 41.4 m2, with woodburner

Store room, 7.7 m2, with hot water tank

WC, 1.5 m2

Shower room, 5.4 m2

First floor :

Mezzanine/corridor, 22.8 m2

3 bedrooms, each with velux window (12.4, 12.7 & 10.9 m2)

WC, 0.8 m2

Outside :

Lean-to garage

Small stone house for storage

2nd Lean-to

Courtyard garden

Separate parcels of land totalling 745 m2.

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