

Well maintained village property with three bedrooms, attached garage and beautiful views.



## INFORMATION

Town:	Béthines
Department:	Vienne
Bed:	3
Bath:	2
Floor:	108 m2
Plot Size:	193 m2



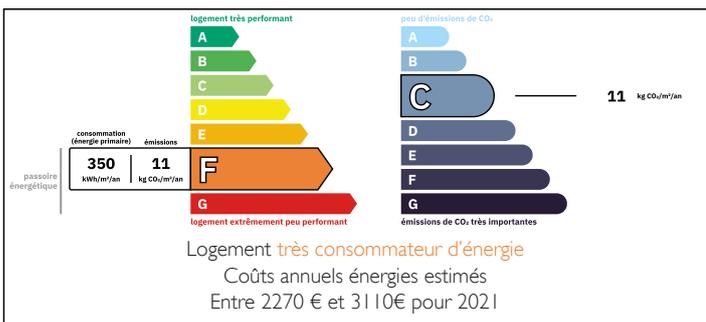
## IN BRIEF

In a peaceful and tranquil setting on the edge of the large village square this house is perfect for either a family home or a holiday escape. There are two restaurants within fifty metres one of which is also a general store / bar so you can get your fresh bread every day (the store is open 365 days of the year!) and a ten-minute drive to either the town of Le Blanc or St. Savin.

The house is on mains drainage and is double glazed throughout.

The airports of Limoges and Poitiers are both within an hour's drive with regular flights to the U.K.

## 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 garden at the rear of the house has courtyards on two levels offering views across the valley. The garage could provide additional space as it was originally accessible from inside the house. Please refer to the 360 virtual tour and floor plans for room sizes and layout.

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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 foncière: **338 EUR**

Taxe habitation: **EUR**

## NOTES