

NOW REDUCED Beautifully Renovated longere in peaceful hamlet, ready to move into....



INFORMATION

Town:	Usson-du-Poitou
Department:	Vienne
Bed:	3
Bath:	1
Floor:	168.13 m2
Plot Size:	1186 m2



IN BRIEF

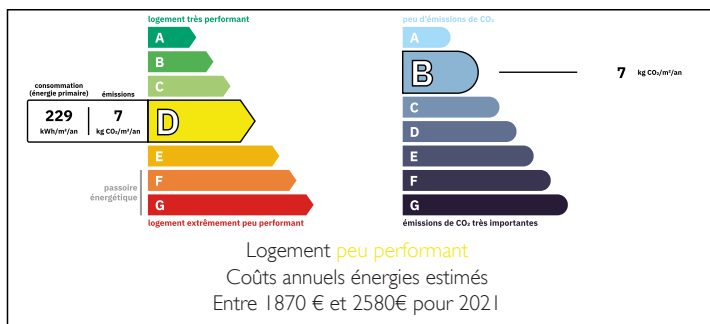
This tastefully rennovated longère is ready to move into with a modern poele a granules, wood burning fire and double glazing.

The property comprises of an office, utility room, a large fitted dining kitchen and a formal dining room and a living room. There is a very modern and luxurious ground floor bathroom, a bedroom and a mezzanine bedroom. There are 2 further bedrooms with a useful area which could be used as a further sitting room between the two bedrooms .

To the outside there is a gravelled courtyard when the current owners park, there is an outbuilding for storage and to the rear is a terrace and gardens. There is a further outbuilding.

This property would make an ideal permanent home or a nice holiday home in a peaceful location. Ideal for those wanting...

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 property comprises of the following

Entrance and office area - 12.5m²
Utility room - 13m²
Fitted modern dining kitchen 2.5m²
Dining room - 26.5m²
Living Room- 25m²
Bathroom - 11m²
Bedroom - 12m²
Dependence 16.5m²

1st floor
1 Bedroom mezzanine - 11m²
1 Bedroom 18m²
1 Bedroom 24m²
Landing area 10m²

LOCAL TAXES

Taxe habitation: EUR

To the outside is a gravelled courtyard with ample parking space. There is an outbuilding for storage and to the rear of the property is a large garden and terrace area. There is also a further outbuilding.

The property is located in a small peaceful hamlet.

Airports are in Poitiers and Limoges both approximately an hours drive from the property.

NOTES

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