

Super spacious 3 bed town house and garage, gorgeous garden. In a peaceful location close to village centre



INFORMATION

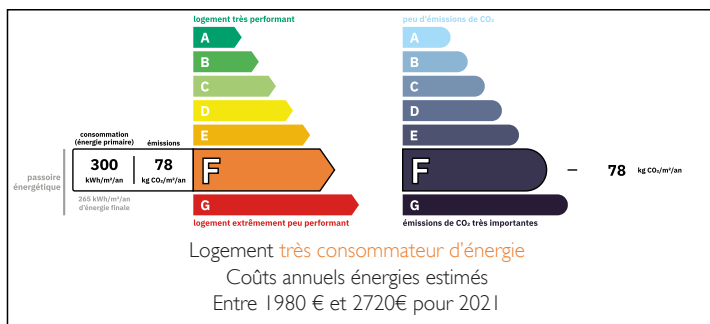
Town:	Charroux
Department:	Vienne
Bed:	3
Bath:	1
Floor:	86 m2
Plot Size:	350 m2



IN BRIEF

This is a lovely spacious 3 bedroom semi-detached property, located in a quiet corner of a popular town with facilities. It retains many of the original features and is well maintained throughout. The spacious garden is perfect for leisure and or vegetable plot. In addition there is an attractive patio to the rear.

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

GROUND FLOOR

Kitchen - fitted units with sink, tiled floor and archway that leads to sitting room.

Sitting room - exposed beams, tiled floor and access to garage.

Garage - houses boiler and also has a WC.

FIRST FLOOR

Stairs from the kitchen lead to a large landing.

There are 3 double bedrooms, all with large windows and high ceilings.

Modern shower room with corner shower, basin and bidet.

Separate WC.

Stairs from landing lead to attic.

EXTERIOR

Back door from garage leads onto pretty patio to the rear with manageable garden.

BENEFITS

Character property. Central heating. Well maintained. Walking distance to amenities. Mains drainage.

LOCATION

The property is located in a quiet residential corner of the popular historic town of Charroux, which is an attractive town with a good selection of amenities and lovely walks along the river. The beautiful tower of the Benedictine Abbey is a wonderful feature of the town, together with the covered market. The popular market town of Civray is approximately 8kms away, which is a larger town with twice weekly market, supermarkets, bars/restaurants, swimming pool (indoor and outdoor) and even a cinema which shows films in both French and English. The train station of St Saviol is a few kms from Civray town centre, which is fantastic to use to get up to Poitiers and then change to the TGV to Paris (approx. 1h30 from Poitiers). There are several airports in the region,

LOCAL TAXES

Taxe habitation: EUR

NOTES