

Three bedroomed house with new heating system , solar powered hot water, conforming fosse, garages & garden

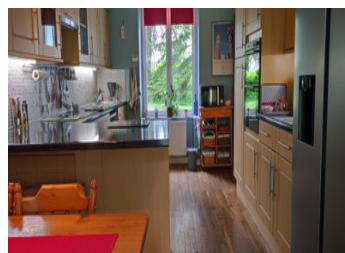
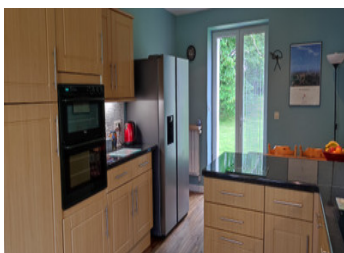


## INFORMATION

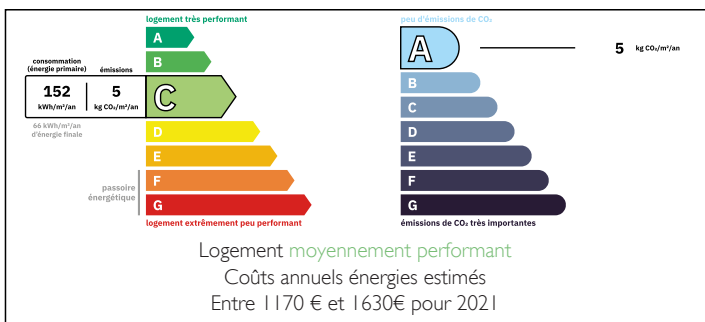
Town:	Chaunay
Department:	Vienne
Bed:	3
Bath:	1
Floor:	124 m2
Plot Size:	2057 m2

## IN BRIEF

This three bedroomed property benefits from a new roof, double glazing, new heating system, insulation, solar powered hot water and a conformring drainage system. A cottage to renovate offers a business potential, two garages and a sensible sized garden. This property is a must see as it is a rare find and will be snapped up quickly.

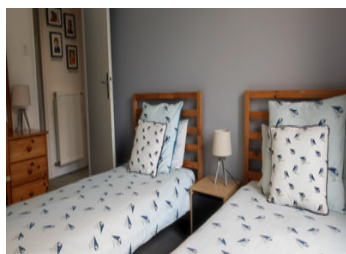


## ENERGY - DPE



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: 418 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Entrance 10m<sup>2</sup>

Utility room 3m<sup>2</sup>

Passageway 2m<sup>2</sup>

W.C. 1m<sup>2</sup>

Kitchen / Dining room 19m<sup>2</sup> Fitted with a selection of base and wall units and french doors onto the garden

Lounge / Dining room 29m<sup>2</sup>

Main entrance 1m<sup>2</sup> (not currently used. Stairs leading to the first floor

1st floor

Landing 6m<sup>2</sup>

W.C. 1m<sup>2</sup>

Bathroom 9m<sup>2</sup> comprising of bath and wash basin

Bedroom 13m<sup>2</sup>

Bedroom 10m<sup>2</sup>

Bedroom 11m<sup>2</sup>

Outside :

Boiler room 8m<sup>2</sup>

Garage 25m<sup>2</sup>

Covered area 9m<sup>2</sup>

Cottage to renovate 54m<sup>2</sup>

Garage 2 : 30m<sup>2</sup>

Garden

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