

This cute 1 bed roomed semi-detached cottage is a perfect lock up and leave holiday getaway.



## INFORMATION

Town:	Romagne
Department:	Vienne
Bed:	1
Bath:	2
Floor:	54.57 m2
Plot Size:	441 m2

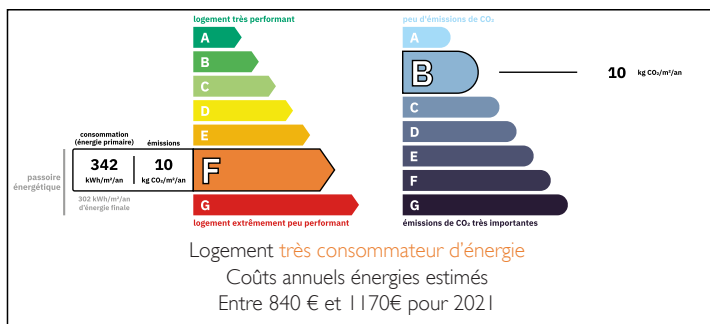
## IN BRIEF

A small 54m2 semi detached property in a tranquil hamlet is a perfect lock and leave property. The open plan living room is bright and sunny. There is a kitchen with door to the low maintenance garden. The single bedroom is on the first floor along with a bathroom.

The recent price reduction reflects the need for restorative work to the chimney and roof.



## ENERGY - DPE



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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

On entering the property there is a bright lounge (4.55m x 6.19m) with double glazed windows and a stainless steel wood burning stove complete with hob for stove top cooking and a small oven.

The stone work has been well maintained and many original features, like the shallow stone sink, retained.

Up a small step you will find a door to the shower room ( 1.61m x 2.25m) which also holds the hot water tank.

To the right of the shower room there is the kitchen (2.65m x 3.59m) which has a butler sink and under counter storage. The doors to complete these cupboards are available to be fitted. There is also a door to the garden.

From the lounge there are stairs to the open plan bedroom area (2.74m x 6.17m) with a velux window and low double glazed window it is a bright and airy room. There is also a bathroom (1.73m x 2.49m) which needs some finishing off.

Outside there are some outbuildings (approx 2.49m x 12m) which would be ideal for garden storage or workshops.

There is also another small house with 2 rooms (2.27m x 5.80m and 4.82m x 5.80m) which would provide a renovation project if required.

The property is located in a small hamlet between Sommieres du Clain and Romagne. It is 16 km from Civray with its supermarkets, restaurants, cinema and schools. The airport at Poitiers is 44km away and Limoges airport is 97km away.

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Information about risks to which this property...

## LOCAL TAXES

**Taxe foncière: 374 EUR**

**Taxe habitation: EUR**

## NOTES