

Attractively renovated 3 bedroomed village property with garden. Ready to move in to!

EXCLUSIVE



INFORMATION

Town:	Bourg-Archambault
Department:	Vienne
Bed:	3
Bath:	2
Floor:	99 m ²
Plot Size:	656 m ²



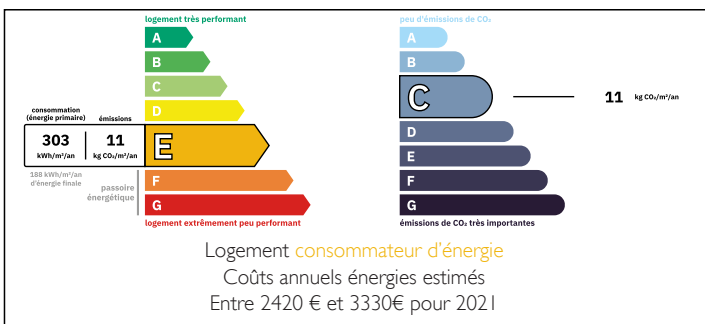
IN BRIEF

This lovely property has been tastefully renovated with underfloor heating on the whole of the ground floor ie: the kitchen, sitting room and hallway. There is also a cosy wood burner in the sitting room and patio doors leading out to the garden.

The kitchen is modern, light and bright, fully fitted with white goods included in the sale. The beautiful original staircase leads up to two spacious newly decorated large bedrooms plus a bathroom with bath, basin and toilet. Continuing up to the top floor is a very spacious loft room with a double and two single beds plus a further new bathroom with extra large shower, toilet and basin. In addition the velux windows on this level automatically close in bad weather.

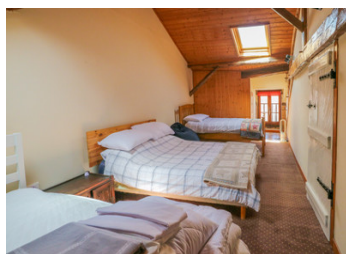
The very large garden laid to grass has 3 storage sheds at the...

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

This property consists of:

Kitchen 3.84m x 3.72m

Sitting room with wood burner 3.35m x 4.70m

Toilet with macerator

FIRST FLOOR

Bedroom 1 3.32m x 3.93m

Bedroom 2 3.41m x 4.09m

Bathroom with bath, toilet and basin 1.69m x 2.41m

SECOND FLOOR

Bedroom 3 2.74m x 6m

Shower room 2.13m x 2.27m

EXTERIOR

Garden with patio and well

Garage

LOCAL TAXES

Taxe foncière: **468 EUR**

Taxe habitation: **EUR**

NOTES

The closest big town is Montmorillon at approx 20 mins by car which has bars, restaurants, supermarkets, choice of shops, train station, hospital, cinema, schools and swimming pool.

Pretty small villages and towns are all around this area which make it an ideal location for a holiday home or permanent relocation.

Poitiers airport is approx 60km away and Limoges is approx 70km with flights to UK and the rest of Europe.

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