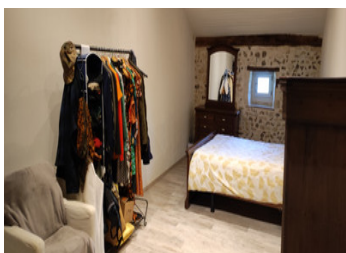


Two renovated stone houses offering a total of 3 bedrooms in a quiet hamlet close to Civray, with garden.

# EXCLUSIVE



## INFORMATION

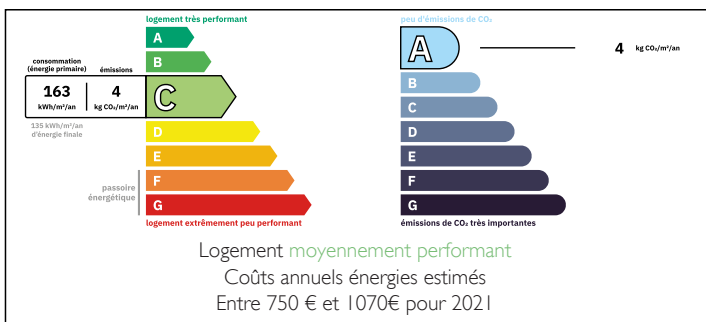
Town:	Savigné
Department:	Vienne
Bed:	3
Bath:	2
Floor:	174 m2
Plot Size:	774 m2

## IN BRIEF

Ready to move into these two houses have been renovated to a high standard and offer one and two bedrooms respectively.

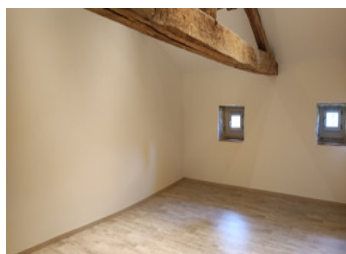
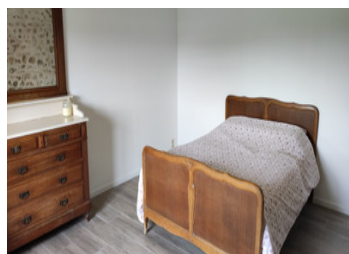
Attached garden and open barn in quiet hamlet  
close to the popular market town of Civray

## 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 habitation: EUR

## NOTES

## DESCRIPTION

House 1 :

Open plan living space with fitted kitchen 25m<sup>2</sup> and with wood burning stove, shower room 5.3m<sup>2</sup> with walk-in shower, wash basin and WC

Entrance passageway 8m<sup>2</sup> with stairs leading to the first floor.

Upstairs :

Bedroom 23m<sup>2</sup>

Small loftspace 3m<sup>2</sup> for storage.

This house is being sold furnished.

House two:

Open plan living space with fitted kitchen 40m<sup>2</sup> and with woodburning stove

Passageway 8m<sup>2</sup>

store room 2m<sup>2</sup>

Laundry room 2m<sup>2</sup>

Shower room 4.5m<sup>2</sup> comprising of walk-in shower and wash basin.

WC with wash hand basin 1.4m<sup>2</sup>

Bedroom 17.5m<sup>2</sup>

Upstairs :

Bedroom 35m<sup>2</sup>

Loftspace for storage 10m<sup>2</sup>

Outside :

Garden attached to the two houses

Open barn attached to house 2 which offers 104m<sup>2</sup> of space

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