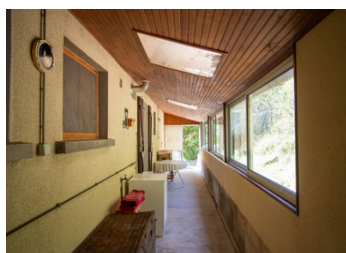


## Two-bedroom house to update in Ports sur Vienne



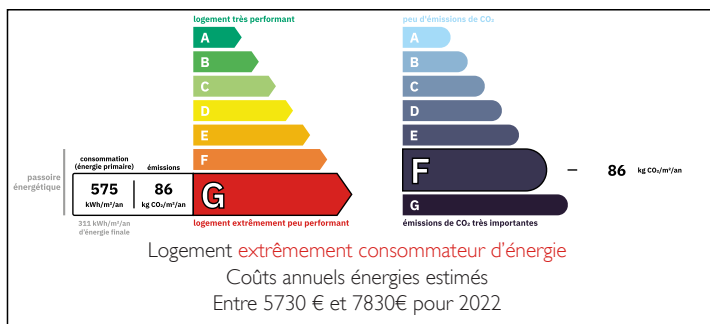
## INFORMATION

Town:	Ports
Department:	Indre-et-Loire
Bed:	2
Bath:	1
Floor:	115 m2
Plot Size:	7075 m2

## IN BRIEF

Outside the village of Ports sur Vienne, with commanding views over the countryside, this two bedroom detached house with separate garage/workshop, built in 1980, has potential to be reconfigured to create additional bedrooms. It would benefit from being updated.

## 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

Entering the first floor of the property via the external staircase at the front of the house, you arrive in a large, bright living room with fireplace and kitchen (43m<sup>2</sup>). A door from the kitchen leads out to a covered veranda (19m<sup>2</sup>) which runs along the rear of the building and joins up with a balcony /terrace which runs to the side with views over the countryside. It has a staircase which leads down to the ground floor. Off a corridor (3m<sup>2</sup>) by the kitchen, to the right is a bedroom (11m<sup>2</sup>) with Juliette balcony and to the left, is a bathroom (5m<sup>2</sup>) with sunken bath, bidet and two washbasins and a separate WC (1m<sup>2</sup>). An internal staircase at the end of the corridor takes you down to the ground floor where there is a boiler/laundry room (9m<sup>2</sup>) and WC (1m<sup>2</sup>). A door from the boiler room leads out to the side of the property. There is also a bedroom (10.5m<sup>2</sup>) Continuing through, you enter into the summer living room with kitchen (44m<sup>2</sup>) and patio doors to the side terrace. A door to the right of this room leads to a cellar (22m<sup>2</sup>) which runs along the rear of the building. Outside the house is a terrace. There is a separate garage with workshop and hangar. The garden is below the house and the garage. There are parcels of land above the house and to the side of the garage. The property has two...

## LOCAL TAXES

**Taxe foncière:** 555 EUR

**Taxe habitation:** EUR

## NOTES