

Detached four bedroomed stone house with garden and carport in quiet location.



## INFORMATION

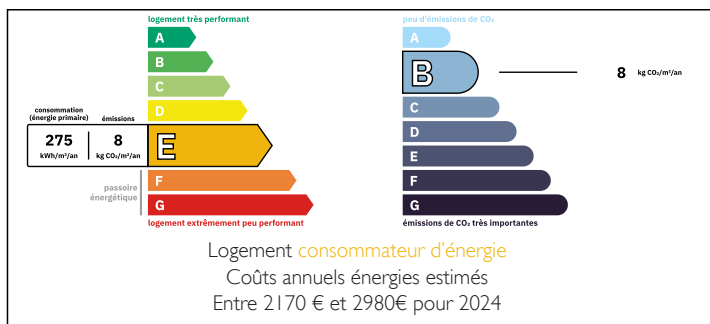
Town:	Saint-Saviol
Department:	Vienne
Bed:	4
Bath:	2
Floor:	208 m2
Plot Size:	2646 m2

## IN BRIEF

Detached stone house offering four bedrooms and two bathrooms, attached garden and private parking. Situated in a quiet hamlet just 8 km from both Chaunay and Civray which have amenities. Book your viewing today to avoid disappointment.



## 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

Entrance 13m<sup>2</sup>

Kitchen / dining room 51m<sup>2</sup> with wood burning stove,. Kitchen fitted and equipped with oven and hob. A cellar is under this room, but of low head height.

Lounge 40m<sup>2</sup> with wood burning stove

Shower room with WC 5m<sup>2</sup>

Upstairs :

From the stairs in the lounge a large mezzanine, big enough to create two or three good sized bedrooms if requires 59m<sup>2</sup>

From the stairs in the dining room :

Landing 10m<sup>2</sup>,

shower room with WC 3m<sup>2</sup>

three bedrooms 8m<sup>2</sup>, 16m<sup>2</sup> and 21m<sup>2</sup>

Outside :

covered terrace with kitchen area 15m<sup>2</sup>, 15m<sup>2</sup> and store room 8m<sup>2</sup>

workshop 17m<sup>2</sup>

Shed 9m<sup>2</sup> and 5m<sup>2</sup>

car port 21m<sup>2</sup>

The property is entered via electric gates.

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