

## Vouneuil sous Biard - Detached 3/4 bed house with large outbuildings and pool



## INFORMATION

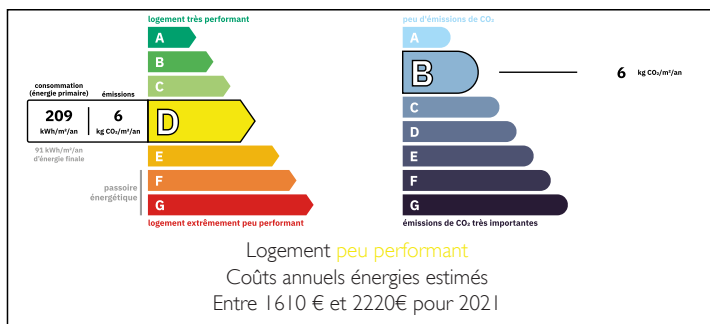
Town:	Vouneuil-sous-Biard
Department:	Vienne
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	2000 m2



## IN BRIEF

Nestled on a generous plot of 2000 m2, this 120 m2 property offers a practical and welcoming bungalow with an additional 107 m2 basement. With convenient ground-level access and terraces on both sides, it comprises three bedrooms upstairs, a bathroom and an additional fourth bedroom with sanitary facilities in the basement. Inside, a 34 m2 living room and a 15 m2 kitchen offer bright, comfortable living spaces. The finished basement includes storage space and a garage. Outside, there are five outbuildings totaling 204m2, two covered terraces, a spacious garage with attic and a garden shed. A 30m2 summer room and an above-ground swimming pool complete the ensemble. The house is equipped with a heat pump, an oil-fired boiler and a thermodynamic water heater. Ideally located close to Poitiers, with easy access to amenities and schools

## 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

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



## LOCAL TAXES

Taxe habitation: EUR

## NOTES