

Detached spacious 3 bedroom house in sought after area. All main works done, just needs your finishing touch.

EXCLUSIVE



## INFORMATION

Town:	Liglet
Department:	Vienne
Bed:	4
Bath:	2
Floor:	128 m2
Plot Size:	2384 m2

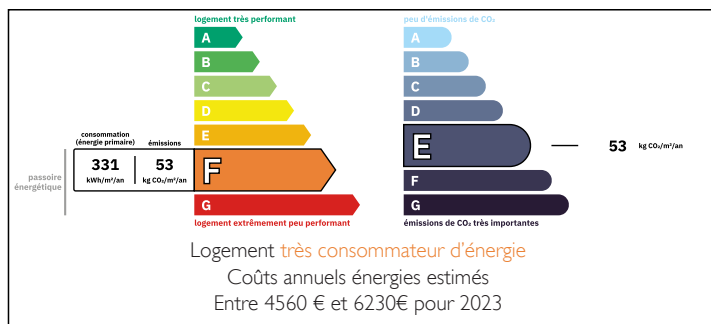
## IN BRIEF

All major works have been completed - new roof, connection to mains drainage, double glazing throughout, insulation to all ceilings, and adjoining wall, installation of gas central heating, completely rewired and all new sanitary ware. The only works remaining are installation of kitchen and connecting all the radiators (which are on site) to the heating system, and completing the roof insulation (insulation is already on site).

This is a rare opportunity to finish the property to your own taste and specification.



## 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

A large stone-built village house in prime location in the center of the village with outbuildings, courtyard and 2384m<sup>2</sup> garden. Formerly the village priest's house, the property comprises on the ground floor a large entrance hallway (17m<sup>2</sup>), kitchen and dining room (32m<sup>2</sup>) dining room (18m<sup>2</sup> which could provide an additional bedroom), utility room (4m<sup>2</sup>) and toilet. A wooden staircase leads to the first floor featuring a large landing (10m<sup>2</sup>), shower and toilet (4m<sup>2</sup>) 2 bedrooms (19m<sup>2</sup>), one with en suite bathroom (6m<sup>2</sup>) and a third bedroom (12m<sup>2</sup>). The staircase continues to the 2nd floor attic which is a large space (55m<sup>2</sup>) which has insulated floor and electrics and plumbing already installed. The large garden to the rear has established fruit and nut trees as well as a large above ground pool. There is an enclosed courtyard to the front of the house.

Three large double height outbuilding (68m<sup>2</sup>) provide storage space and workrooms.

Liglet is a popular village with shop, bar/café, tea room, post office and a lively programme of year-round events including an arts festival. Good transport links with airports at Poitiers and Limoges.

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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 foncière:** 271 EUR

**Taxe habitation:** EUR

## NOTES