

## Two bedroom townhouse with garden and garage



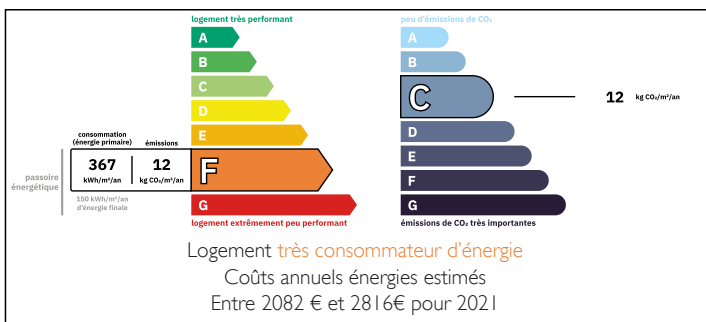
## INFORMATION

Town:	Valence-en-Poitou
Department:	Vienne
Bed:	2
Bath:	1
Floor:	74 m <sup>2</sup>
Plot Size:	60 m <sup>2</sup>

## IN BRIEF

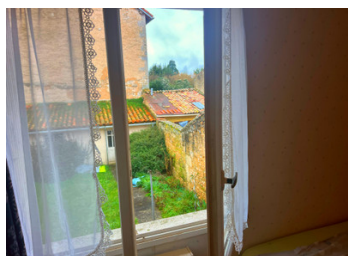
A charming two bedroom property benefitting from an attached garage and sunny enclosed garden close to all amenities of this pleasant town.

## 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

Front door onto salon with with laminate flooring leading to kitchen.

Kitchen has tiled floor and a staircase to upper floor, door onto the garden and door to inner hallway. Kitchen has some fitted cupboards and a sink.

Downstairs shower room with shower, basin and wc. Inner hallway with door to garage. In the garage is the hot water balloon. In the garage there is a staircase up to the attic which has a window to the front of the property.

Upstairs there is a wc with washbasin and storage cupboard. Bedroom 1 at front of property with a double glazed window, built in wardrobes and an electric wall heater.

Bedroom 2 with window on the the garden has built in cupboard and electric wall heater. In the upper hallway there is an access hatch to the loft.

Outside the kitchen door is a paved terrace area with a grass lawn leading to the outbuilding. The garden is enclosed.

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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: 183 EUR**

**Taxe habitation: EUR**

## NOTES