

## Detached three bedroom bungalow to refresh near to Civray with garage and garden

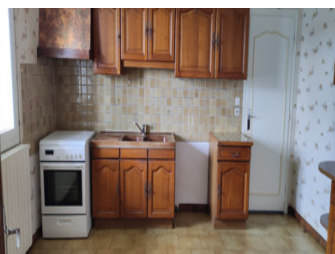


## INFORMATION

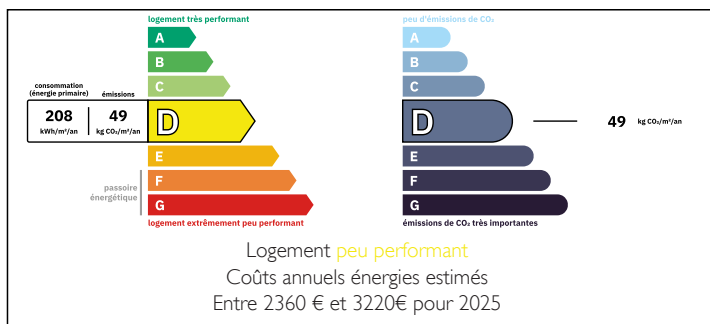
|             |               |
|-------------|---------------|
| Town:       | Saint-Gaudent |
| Department: | Vienne        |
| Bed:        | 3             |
| Bath:       | 1             |
| Floor:      | 100 m2        |
| Plot Size:  | 3108 m2       |

## IN BRIEF

Detached single-storey house with three bedrooms, immediately habitable, but would benefit from up dating; double glazing, oil-fired heating, cellar, boiler room, garage and enclosed garden.

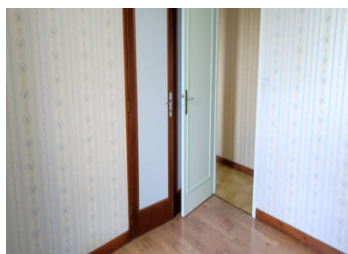


## ENERGY - DPE



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

Entrance 8m<sup>2</sup>

Kitchen 15m<sup>2</sup> fitted with a selection of floor and wall units

Lounge / Dining room 27m<sup>2</sup> with open fireplace

Passageway 4m<sup>2</sup>

Bedroom 14m<sup>2</sup>

Shower room 9m<sup>2</sup> comprising of shower and wash basin

Bedroom 11m<sup>2</sup>

Bedroom 11m<sup>2</sup>

W.C. 2m<sup>2</sup>

Boiler Room 12m<sup>2</sup>

Garage 28m<sup>2</sup> with cellar below

Garden which is enclosed and wraps around the house

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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