

Longère with 4 bedrooms and 3 shower rooms near Saires. Sold furnished.

## EXCLUSIVE



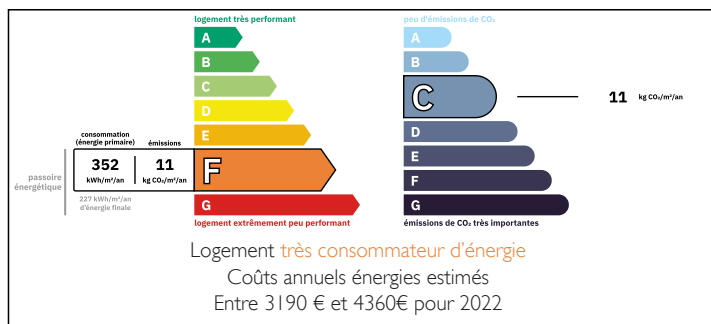
## INFORMATION

Town:	Saires
Department:	Vienne
Bed:	4
Bath:	3
Floor:	150 m2
Plot Size:	574 m2

## IN BRIEF

This delightful property, which is being sold furnished, is situated in a small hamlet close to the villages of Saires and Berthegeon, around 5km from Monts-sur-Guesnes (for local shops and services) and around 45 minutes south of the châteaux and vineyards of the Loire Valley. It would make an ideal lock-up-and-leave holiday home, or could potentially be rented out as a holiday cottage.

## 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

Crossing the front garden, you enter the house directly into the living room (33 m<sup>2</sup>) which has a wood burning stove. To your right, is the fitted kitchen (11 m<sup>2</sup>) with window to the front garden. Off the living room, via a small hall (1 m<sup>2</sup>) with fitted cupboard is a shower room (4 m<sup>2</sup>) with shower, sink and WC. To the left of the living room is the dining room (28 m<sup>2</sup>) with wood burning stove. Stairs lead from the dining room to the first floor. The first bedroom (18 m<sup>2</sup>) has a shower room (3 m<sup>2</sup>) with ensuite shower, sink and WC. There are three further bedrooms (all 11 m<sup>2</sup>) and a shower room (7 m<sup>2</sup>) with shower, sink and WC. There is a garage (18m2) attached to the property.

The garden runs to the front, side and rear of the property. The garden at the rear can be accessed from the living room and has wonderful views over the fields and surrounding countryside.

## LOCAL TAXES

**Taxe foncière: 500 EUR**

**Taxe habitation: EUR**

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

## NOTES