

Two bedroomed character detached stone house with solar panels for use and resale, garden and small stone shed

EXCLUSIVE



## INFORMATION

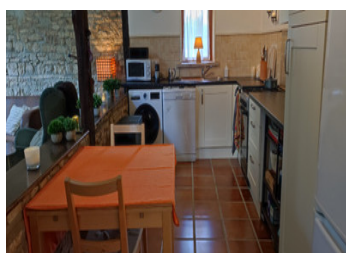
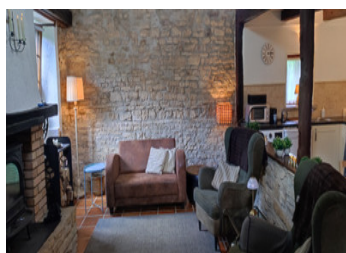
Town:	Chatain
Department:	Vienne
Bed:	2
Bath:	1
Floor:	113 m2
Plot Size:	1706 m2

## IN BRIEF

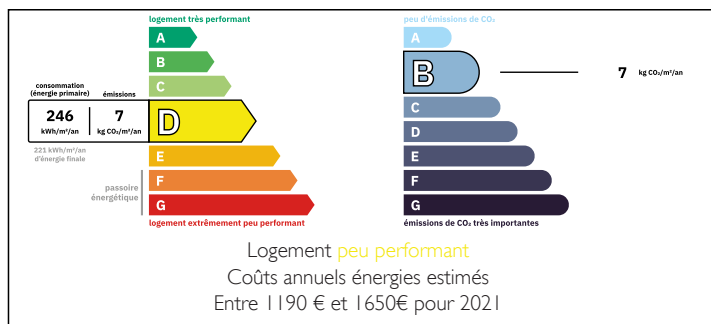
This detached two/three bedroom stone house is ready to move into and is being sold with most of its furnishings. It has solar panels for auto consumption and resale of the surplus, making it very cheap to run. Oozing character and charm this property is well situated for walking your dog, hiking, bike riding or just simply sitting and enjoying the views over the quiet countryside.

This property would make a great holiday home or permanent home.

Book your viewing today to avoid disappointment.

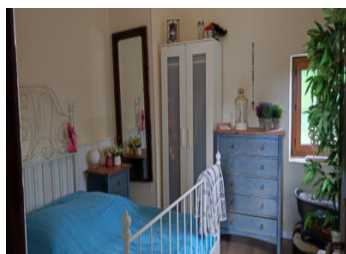
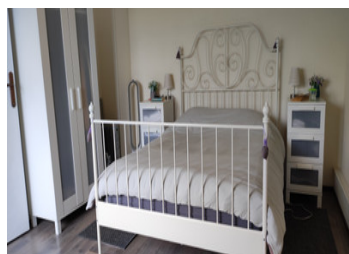


## ENERGY - DPE



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 2m<sup>2</sup>

Open plan living space 35m<sup>2</sup> with wood burning stove, fitted and equipped kitchen

Bathroom 8m<sup>2</sup> comprising of bath, wash basin and WC

Passageway 11m<sup>2</sup>

Bedroom 13m<sup>2</sup>

Upstairs :

landing / passageway 8m<sup>2</sup>

Bedroom 16m<sup>2</sup>

WC with wash hand basin 1.5m<sup>2</sup>

dressing room 4m<sup>2</sup>

Mezzanine / bedroom 15m<sup>2</sup>

Outside :

Garden with stone shed 16m<sup>2</sup> and a plot of land with fruit trees across the lane.

A must see !

-----

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