

2 bedroom renovated property with garage and adjoining garden. Tranquil village location.



INFORMATION

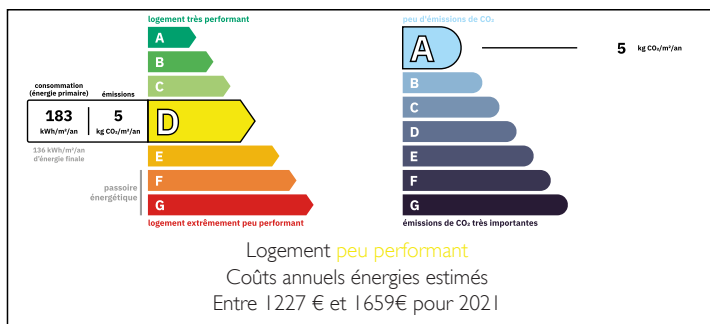
Town:	Luchapt
Department:	Vienne
Bed:	2
Bath:	2
Floor:	115 m ²
Plot Size:	1124 m ²



IN BRIEF

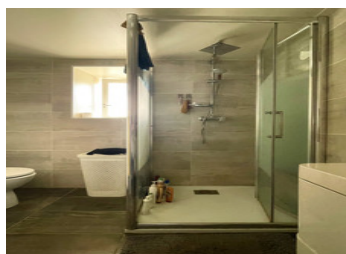
This delightful semi detached property has been tastefully renovated and offers approximately 115 m² of living space. It comprises: on the ground floor, an entrance hall, a shower room, a toilet, a utility room, a kitchen/dining room and a lounge. Upstairs, 2 bedrooms, a bathroom and an office that could be a third bedroom with space for a single bed. Private, fully enclosed garden to the rear with garden shed, cellar, patio, small courtyard and garage to the front. Set in the middle of quiet gently rolling countryside the village, which has a local grocery shop and post office, is only a short drive (12 km) from the popular town of L'Isle Jourdain, a thriving market town on the river Vienne which offers a good selection of shops, bars restaurants and a supermarket, as well as being...

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

The layout is as follows.

Ground floor.

Entrance (4.6 m²) providing access to shower room (3 m²) with separate WC.

Utility room (4.5 m²)

Spacious fitted kitchen/diner (37 m²) with pellet burner.

Lounge (25 m²) with pellet burner and air conditioning unit. Views over the garden.

First floor.

Bedroom 1 (12 m²)

Bedroom 2 (15 m²)

Shower room with WC (5 m²)

Office (5.5 m²)

The house is fully double-glazed, has two pellet burners, good electrics and is connected to mains drainage. There is an air conditioning unit in the lounge together with individually operated electric roller shutters for the summer season.

A small gravelled patio with barbecue area, a storeroom, a cellar, a garden shed and a garage complete the property.

LOCAL TAXES

Taxe habitation: EUR

NOTES

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