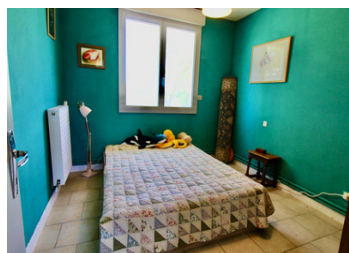


Attractive three bedroom bungalow with garden in a quiet hamlet just 7km from Loudun and 18km from Chinon

EXCLUSIVE



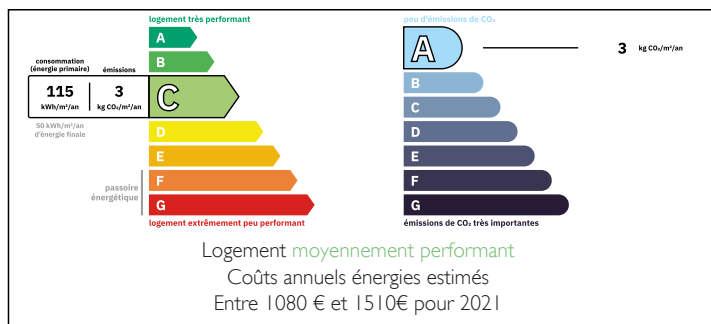
INFORMATION

Town:	Bournand
Department:	Vienne
Bed:	3
Bath:	2
Floor:	117 m2
Plot Size:	2194 m2

IN BRIEF

In ready-to-move-in condition, this property offers three bedrooms, two bathrooms and a spacious living /dining / kitchen area. The house is a bungalow, entirely on the ground floor, so ideal both for older people and young families. Situated just 7km from Loudun it has access to all the shops and services you will need. The property has a garden with plenty of space for growing vegetables and creating a childrens' play area. There is a further building plot available right next door from the same vendors which could be negotiated together.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

1970's construction, diagnostics consultable on request

All measurements approximative.

Living/dining/sitting room of about 47m² with east/west orientation, pale floor tiles. There are windows to both sides including a glazed entrance door and double sliding doors to the front garden. All the windows have electric roller shutters and there is an extendable sunshade at the kitchen end of the façade.

Off the sitting area is the first double bedroom (12,7m²) with window to the front garden, and bathroom (12,2m²) comprising large walk in shower, storage, basin and WC.

To the rear of the property is the corridor serving two further double bedrooms (9,8m² and 10,3m²) a separate WC, and shower room(3,8m²) with shower and vanity unit. TO the end of the corridor is good storage space, and a laundry room (9,7m²) which also houses the boiler (air heat pump approx 10 years old.) A porch or boot room (3,4m²) links this laundry area to the side garden.

The garden wraps around the property offering off-street parking too.

Fibre internet installed.

Air heat pump heating system.

Septic tank (conform at last inspection)

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