

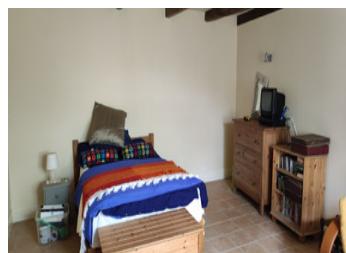
## Detached three bedroom, two reception room stone cottage with garden

EXCLUSIVE



## INFORMATION

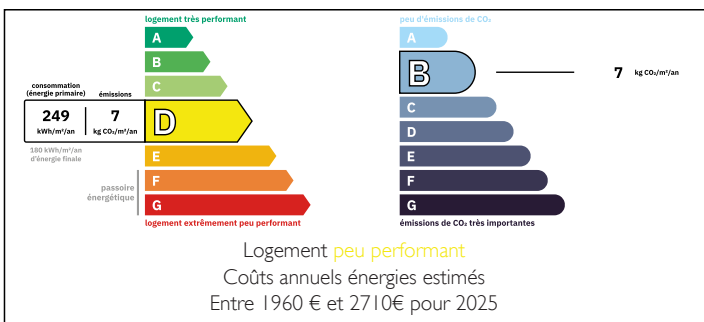
Town:	Valence-en-Poitou
Department:	Vienne
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	516 m2



## IN BRIEF

A real gem ! This detached three bedroom stone house has been carefully renovated to offer three bedrooms, two reception rooms while keeping plenty of character and charm. There are wood burning stoves in both the lounge and dining room, while the lounge also has an electric radiator. The ground floor bedroom benefits from electric underfloor heating. Situated in a quiet hamlet of friendly French residents, this property will be snapped up quickly, so book your viewing now 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

Lounge 28.5m<sup>2</sup> wood burning stove and electric radiator.

Dining room 26m<sup>2</sup> with wood burning stove and door onto the garden

Kitchen 13m<sup>2</sup> with a selection of free standing units and appliances included in the sale. Door to garden

Bedroom 23.5m<sup>2</sup> with electric under floor heating.

Upstairs : built into the eaves making good use of the space.

Landing 12m<sup>2</sup>

Bathroom 5.5m<sup>2</sup> comprising of bath, separate shower, wash basin and WC

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

Two bedrooms both of 24m<sup>2</sup>

Outside :

Garden with shed 9m<sup>2</sup>

Small stone shed 4m<sup>2</sup>

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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 foncière: 481 EUR**

**Taxe habitation: EUR**

## NOTES