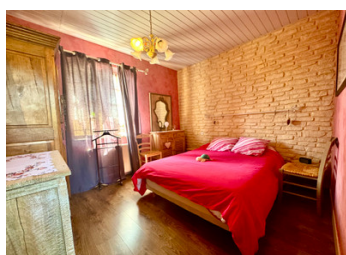
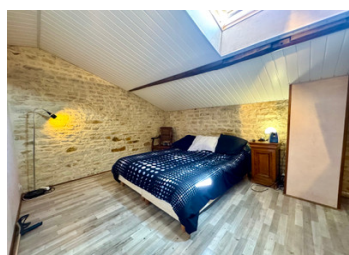
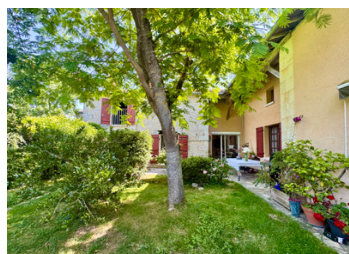


In the South Loire Valley, perfect lockup and go with a lovely small terrace garden all fenced with walls.



INFORMATION

Town:	Angliers
Department:	Vienne
Bed:	5
Bath:	2
Floor:	175 m2
Plot Size:	430 m2



IN BRIEF

In a small village in the south Loire Valley with a nursery and primary school, in a peaceful setting but close to the Loudun (8 km)-Poitiers road (50 km, Paris 1.5 hours by TGV), come and discover this stone house with a charming, flower-filled, walled garden that is not overlooked. A small plot of land on the other side of the lane, also enclosed, has a shed for parking cars and for storing wood.

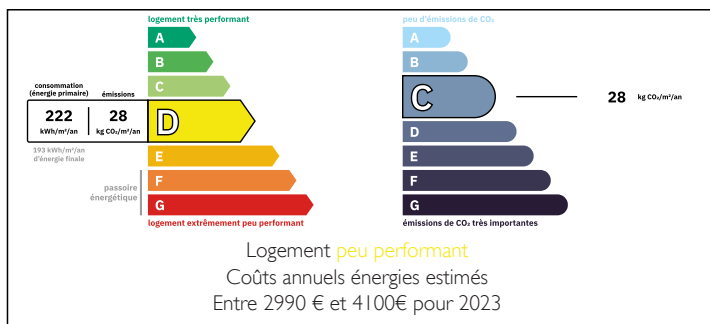
The property has 4/5 bedrooms, one of which is on the ground floor.

The bright kitchen opens onto the dining area, which currently seats a 10/12 people table, and gives direct access to the outside terrace.

A room currently used as a large office with outside access could be used for a professional activity at home or become a spacious lounge.

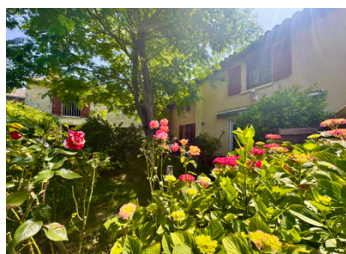
Upstairs, there are 3 spacious bedrooms, a...

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

PROPERTY DETAILS:

>>Ground floor:

- entrance/boiler/laundry room 11 m2
- storage room 6 m2 with staircase to first floor
- living room 15 m2
- 40 m2 fitted and equipped kitchen with access to terrace
- 5 m2 corridor leading to
- toilet
- Bathroom 5 m2
- Bedroom 10 m2
- office 21 m2 with external access and another staircase to the first floor

>>Upstairs:

- landing
- bedroom 11 m2
- corridor 7m2 leading to
- a shower room 8 m2
- bedroom 16 m2 with dressing area
- hallway 3 m2
- dressing room/bedroom 15 m2
- landing (1st staircase)
- Bedroom 14 m2

TECHNICAL POINTS:

- double glazing except for 3 small windows
- electric roller shutters on bay windows
- mains drainage
- dual fuel oil and wood central heating
- 430 m2 of land, garden 120 m2, 50 m2 shed next door on a 160 m2 plot.
- fibre

THE AREA:

Quiet village with nursery and primary schools, food and bread store, butcher, bars, restaurants, situated 8 km from Loudun with collège and lycée, 20 km from Mirebeau and 50 km from Poitiers. Chinon 35 km.

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

LOCAL TAXES

Taxe foncière: 1252 EUR

Taxe habitation: EUR

NOTES