

Single storey new build to finish off, with 4 bedrooms, garage and large garden. Hamlet location.

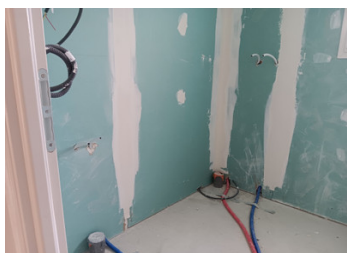


## INFORMATION

Town:	Voulon
Department:	Vienne
Bed:	4
Bath:	1
Floor:	87 m2
Plot Size:	2829 m2

## IN BRIEF

Current construction was finished in 2024, leaving various areas requiring finishing off and other sections to be installed. It has great potential!



## ENERGY - DPE

DPE not required.

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

### INTERIOR

Kitchen/living room - large and bright L shaped room, with large patio doors leading out onto the back garden - 40m<sup>2</sup>. (Modern white fitted kitchen units included but not installed).

Utility room - next to kitchen area - 3m<sup>2</sup>.

Corridor leading to:

Four bedrooms or three bedrooms and a study/office - two to the rear and two to the front of the property - all approximately 10m<sup>2</sup>.

Shower room - to be installed - 3.5m<sup>2</sup>.

Separate WC - to be installed - 1.2m<sup>2</sup>.

Garage of 15m<sup>2</sup> - electronic doors installed.

### EXTERIEUR

Large garden, surrounding the property, with plenty of space for parking.

## LOCAL TAXES

Taxe habitation: EUR

### LIST OF SOME OF THE WORKS REQUIRED

Heating system - preparation work has been completed for under floor heating with heat exchange system. Hot water tank.

Decoration throughout. Flooring throughout.

Completion of electrical installation - consumer unit and electricity meter.

Installation of shower room and WC.

Installation of fitted kitchen.

Drainage system.

## NOTES

### LOCATION

Located in a small hamlet, surrounded by farmland and woodland. The popular and attractive market town of Vivonne is approximately a 8kms drive which has a train station and offers easy access to the N10.

The historical city of Poitiers is about 31kms away, which offers a large selection of retail outlets, mainline train station and airport. The alternative airport of Limoges is about 115kms drive and the beautiful coastal town of La Rochelle is about 130kms.