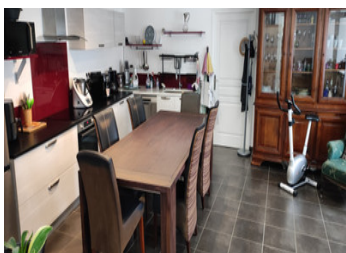


A must see : Two houses with no attached neighbours ; a four bedroom and a two bedroom house with barn + garden



INFORMATION

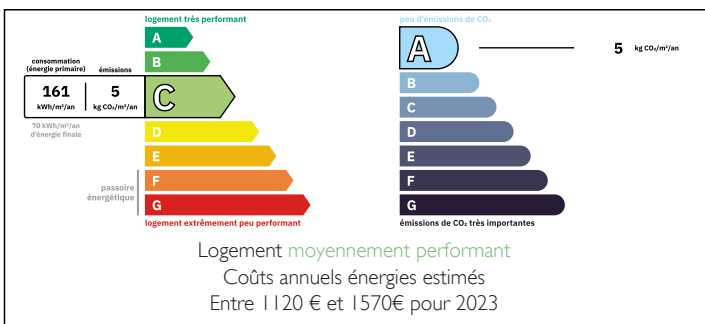
Town:	Chaunay
Department:	Vienne
Bed:	6
Bath:	3
Floor:	233 m2
Plot Size:	1460 m2



IN BRIEF

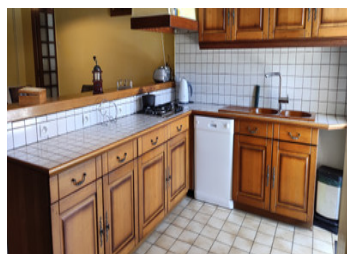
Two for the price of one, these houses are a must see. A four bedroom house needing updating and a bright and airy two bedroom house both offering potential for rental income or a family of several generations to live side by side. Mature well kept grounds with covered terraces for protection from the sun.

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

House 1 (2 bedrooms)

Lounge 23m² with stairs leading to first floor.

Kitchen / dining room 32m² fitted and equipped with induction hob, extractor, oven and dishwasher.

Pantry 6m²

Shower room 3m² comprising of shower, wash basin and WC

Upstairs : landing / corridor 3m²

Shower room 5m² comprising of shower, wash basin and WC.

Two bedrooms 15m² and 8.8m²

House 2 (4 bedrooms)

Kitchen / dining room 31.5m² equipped with gas hob, extractor hood, fridge and oven. An insert wood burning stove is situated to the dining room side as are stairs to the first floor.

WC with wash hand basin 2m²

Pantry 8.9m²

Lounge 39.8m² with open fireplace.

Upstairs : landing / corridor 14.3m²

four bedrooms 8.6m², 17.5m², 15m² and 21m²

Bathroom 11.7m² comprising of shower, bath bidet, twin wash basins and WC.

Outside :

Situated between the two houses is a barn 26m² with access to a cellar 10.3m²

House 1 has electric radiators and house two has both oil fired central heating and aérothermal heating

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

LOCAL TAXES

Taxe foncière: 931 EUR

Taxe habitation: EUR

NOTES