

Charming 4 bedroom house with large garden and maintained to a high standard throughout.



## INFORMATION

Town:	La Trimouille
Department:	Vienne
Bed:	4
Bath:	2
Floor:	152 m2
Plot Size:	2006 m2

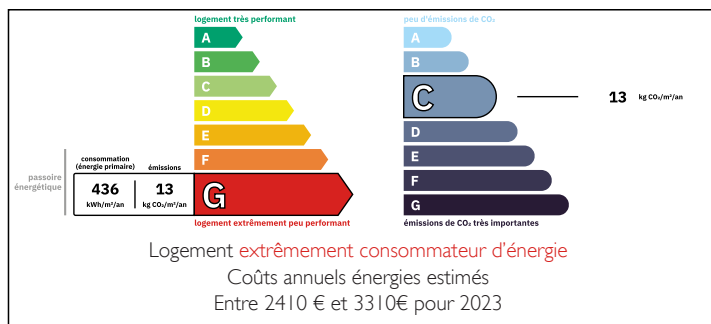
## IN BRIEF

Located five minutes from the popular town of La Trimouille (restaurants, cinema, doctor etc), and a twenty minute drive from the large towns of Montmorillon and Le Blanc with large supermarkets, hospitals and local markets.

The house is located in a small hamlet with local neighbours and the gardens are secluded and not overlooked. The house has a feeling of peace, calm and tranquility and will suit all your needs whether as a permanent or holiday home.

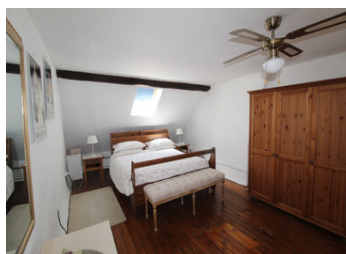


## ENERGY - DPE



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

On entering the property there is a large white-stoned courtyard with the main house to your left. You enter the house through a glass veranda which leads to the kitchen which is in typical French farm style. An open entrance from the kitchen leads to the main sitting room with a large log burning fire; through a large glass paneled door is a smaller sitting room and a downstairs bedroom. A corridor leads to a toilet and separate shower room and gives access to a large open room with double doors to the courtyard which can be used for either additional accommodation, summer kitchen, etc. On the upper floor are a mezzanine, master bedroom, two double bedrooms and a large bathroom with toilet.

The outside of the house has two main outbuildings and the large secluded garden backs on to farmland. The whole property is completely fenced if you have animals.

The main towns of Poitiers and Limoges both have airports for flight to the UK as well as TGV stations giving access to Paris and Lille for use of Eurostar.

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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:** 720 EUR

**Taxe habitation:** EUR

## NOTES