

Ref: A38859DCO86

Price: 214 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (200 000 EUR without fees)

Renovated three bedroom, four bathroom spacious house with barn, well and garden.



INFORMATION

Town: Brux

Department: Vienne

Bed: 3

Bath: 4

Floor: 243 m2

Plot Size: 936 m2











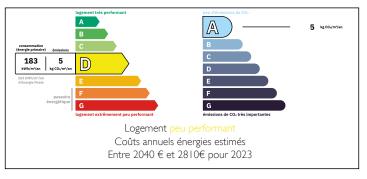


IN BRIEF

This three bedroom, four bathroom stone house has been renovated throughout and offers clean, spacious living accommodation in a quiet location, but within easy reach of amenities and the main road for travel nroth or south.

This is a must see quickly 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.



LEGGETT

IMMOBILIER INTERNATIONAL

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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Entrance 5m² with space to hang coats Shower room 4m² comprising of shower, wash basin and WC

Room 17m²

Lounge 37m² with wood burning stove

Kitchen / dining room 36m² with wood burning stove that serves the central heating on the ground floor.

Room 30m² stairs leading to first floor and door leading to barn 56m²

Ist floor

Mezzanine 13m²

Passageway 14m² with storage cupboards

Bedroom 23m² with ensuite shower room with WC 4.5m²

Bedroom 14m² with ensuite shower room and WC 3.5m²

Bedroom 29m² with ensuite bathroom 12m² comprising of bath, WC, wash basin and walk-in shower

Outside:

Within the walled garden:

Well

Bread oven which requires renovation before use Room next to bread oven 18m²

Wood store 8m²

To the front of the property an open barn with access to the entrance door and a door to the barn $2\,\mathrm{Im}^2$

Across the lane a smal piece of grassland

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