

Traditional 4 bedroom hamlet house, with garage, barn and garden. Close to village.



## INFORMATION

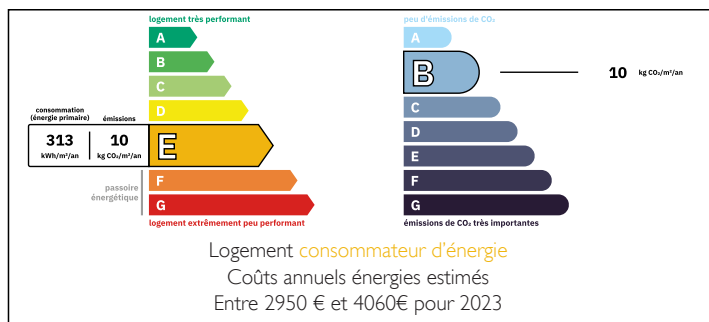
Town:	Château-Garnier
Department:	Vienne
Bed:	4
Bath:	2
Floor:	147 m2
Plot Size:	1438 m2

## IN BRIEF

This large semi-detached house has been well maintained but needs a few finishing touches. It is situated in a hamlet not far from a village with a few amenities.



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### GROUND FLOOR

Kitchen - large room with tiled floor and newly fitted units. Doors that lead out to the front garden.

Sitting room - adjacent to the kitchen with fireplace and recently installed log burner.

Bedroom 1 - tastefully decorated double room which is lovely and bright.

Bathroom - recently installed bath, shower and basin.

Separate WC.

### FIRST FLOOR

Large landing leads to three large bedrooms, all tastefully decorated.

The master bedroom has an attractive en-suite shower room with WC.

### EXTERIOR

Large garage attached to the back of the house with access directly to the interior., with plumbing for washing machine. It is divided into sections, creating three areas, which could be converted into additional living accommodation. (subject to planning).

Garden to the front and rear, with large open barn at the end of the garden.

### LOCATION

Situated about 1km from the centre of the village with grocery shop/café/bread depot, primary school, medical centre, post office and fishing lake with picnic area and Pitch and Putt. There are fantastic walks available along the lanes surrounding this property. Approximately 15kms from the popular market town of Gencay, 40kms from the historical city of Poitiers with it's airport, train station and retail outlets. Alternative airport of Limoges is approx. 88kms away.

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