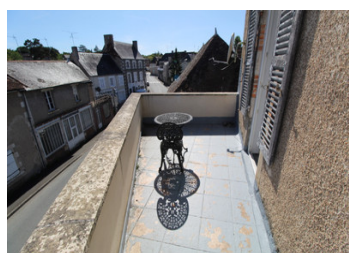
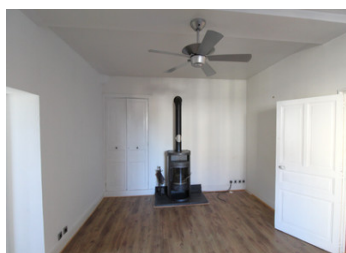


Three bedroom house in the centre of town with private garden and two balcony areas.

EXCLUSIVE



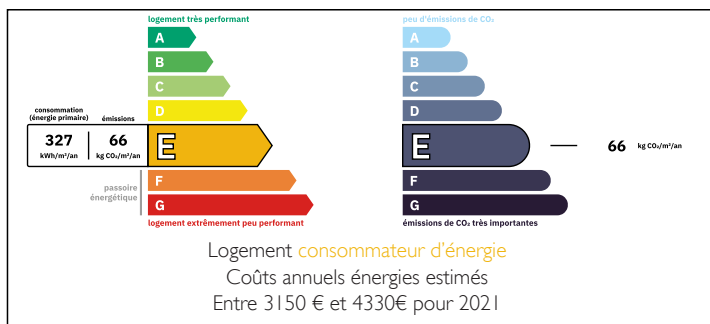
INFORMATION

Town:	La Trimouille
Department:	Vienne
Bed:	3
Bath:	2
Floor:	94 m ²
Plot Size:	200 m ²

IN BRIEF

Close to all local amenities (supermarket, bank, doctor, cinema restaurant etc.) this delightful house offers lots of potential for further expansion if desired (attic 24m², cellar / garage (61m²). In addition to the garden there are two outside seating areas for leisurely dining or just watching the world go by. The house is double glazed throughout and has a gas central heating system.

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

The house is entered either via steps from the front of the property leading to a large seating area with access to the kitchen and doorway to the hall, or via the side street directly into the dining room. The kitchen is well equipped and has double doors leading to the terrace making it light and airy. The main living room has a wood burning stove and also leads to a room which could be a small bedroom or office / hobby room. There is also a shower room and toilet on the ground floor.

On the first floor are three bedrooms (one with a balcony) as well as a bathroom and toilet.

There is a large attic (27m²) which could provide further accommodation.

The cellar provided both a parking area but could also provide further accommodation. Local amenities include a supermarket, cinema and doctor. The large towns of Montmorillon and Le Blanc are both within a twenty-minute drive.

Limoges and Poitiers are both within a one-hour drive providing airports for flights to the UK as well as TGV stations linking to Paris and Lille for the Eurostar.

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