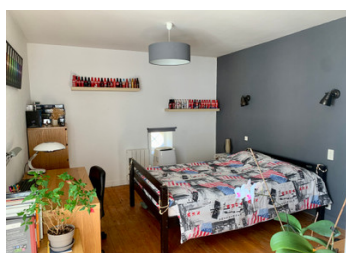
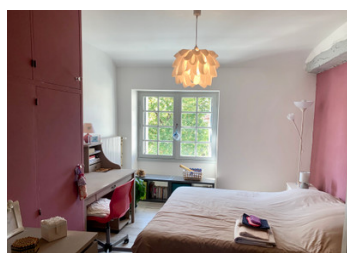


Migné Auxances - 4 bed stone house with outbuildings and garden



INFORMATION

Town:	Migné-Auxances
Department:	Vienne
Bed:	4
Bath:	2
Floor:	192 m2
Plot Size:	447 m2

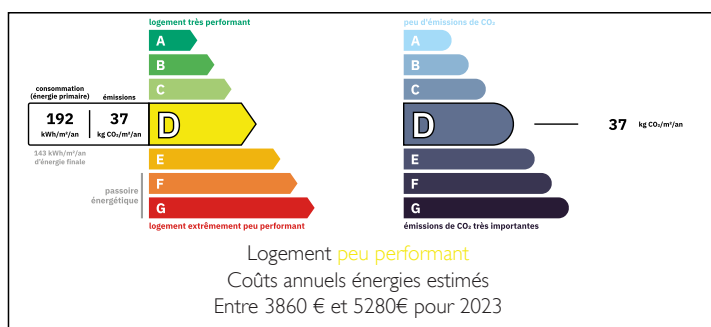


IN BRIEF

Beautiful 213m2 renovated 4 bedroom character property. This exceptional property located just north of Poitiers in the commune of Migné Auxances has been finished to a high standard. The house is comprised of a small entrance hall, WC, living room with ceiling beams and open fireplace, fully equipped kitchen and dining room. On the first floor there are 3 double bedrooms, one with en suite facilities and a family bathroom. On the second floor is a large bedroom with the exposed wooden frames and views across towards the Auxances river.

The property comes with an array of outbuilding which include a laundry room, double garage with mezzanine level, atelier, cellar. The garden is small but perfectly formed with a beautiful terrace for outdoor dining and an super mix of plants. A visit is highly recommended to appreciate this property.

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

null

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

LOCAL TAXES

Taxe foncière: 2077 EUR

Taxe habitation: EUR

NOTES