

A well-presented 2 bed detached family home in the heart of a pretty Charantaise village.

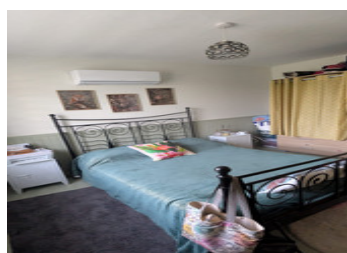


INFORMATION

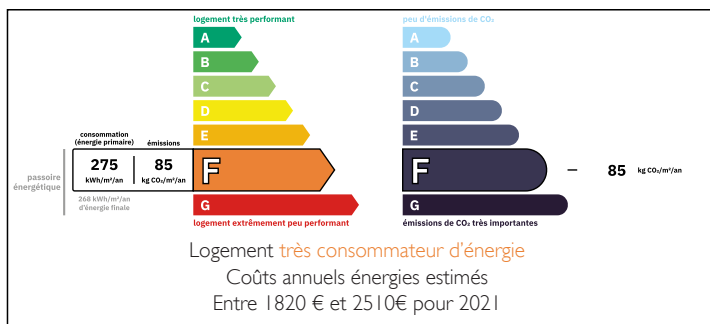
Town:	Surin
Department:	Vienne
Bed:	2
Bath:	1
Floor:	85 m2
Plot Size:	1255 m2

IN BRIEF

A modern property with living accommodation on one level and a large basement (same footprint as house) which incorporates a garage. The property is located in a pretty village near the market towns of Champagne Mouton, Ruffec and Civray.

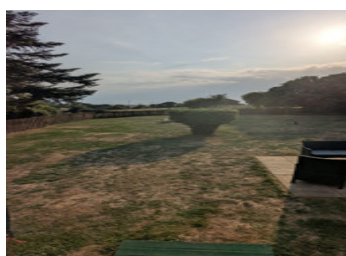


ENERGY - DPE



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

The property is entered via a hallway, off which is a W.C. A good sized, fitted kitchen with pantry; a large, bright living/dining room of approx. 29m², with French doors leading to a large, wooden decked terrace overlooking the lovely garden and views of open countryside. There are two double bedrooms with built in wardrobes and a large modern shower room with W.C. The large basement has the same "footprint" as the main house and incorporates a garage, boiler-room, laundry-room and a wood store too. There is plenty of scope to change this space to create additional accommodation, studio or workshop as may be required. Outside there is a pretty, well-tended garden of approximately 1250m², mainly laid to lawn with established shrubs and trees and views of the open countryside. There is also a large hanger, used for parking and a wood store/shed. This is a lovely property, in a great location and ready to move straight into. The property also benefits from oil fired central heating, Reversible air conditioning and is double glazed throughout.

In greater detail:

Kitchen: 9 m²,
Hallway with W.C: 12 m²,
Lounge: 29 m²,
Boiler Room: 20 m²,
Bed 1: 11 m²,
Bed 2: 11 m²,
Shower Room: 9 m²,
Outside Garage: 50 m²,
Workshop: 15 m²,
Hangar: 35 m²,

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

LOCAL TAXES

Taxe habitation: EUR

NOTES