

Ref: A40503MP86

Price: 80 000 EUR agency fees to be paid by the seller

Lovely four bedroom house in the heart of Saint Savin. Massive potential to expand if desired.



INFORMATION

Town: Saint-Savin

Department: Vienne

Bed: 4

Bath:

Floor: 134 m2 Plot Size: 519 m2





IN BRIEF

Set in the heart of Saint-Savin he house is a short walk to the town centre facing the Abbey (which is a Unesco World Heritage site) which provides a selection of bars, restaurants, bakeries, weekly market, festivals and other amenities. The location is steeped in history offering a lively and typically French lifestyle. There is also a supermarket as well as infant and a primary school.

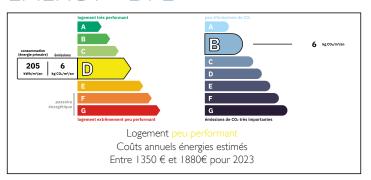








ENERGY - DPE



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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.

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LOCAL TAXES

Taxe habitation:

EUR

NOTES

DESCRIPTION

Entering the house into a hallway you have a large sitting room to your right (22m2) and a dining room / kitchen straight ahead (22m2). Both of these rooms have air conditioning (both hot and cold) in addition to central hearting radiators. There is also a small kitchen with sink and plumbing that leads to a seperate toilet and shower room. There are stairs leading to a balcony (6m2) on the first floor which gives access to two bedrooms (12m2 each).

The garden is accessed either from the dining room / kitchen or from the small kitchen; it is completely secluded and is an absolute sun trap. There is also access to a massive (113m2) area split into four, including a garage; and above this is a further 25m2 of available space - this could be incorporated into the house (with suitable planning permission to provide additional space if wanted.

The main hallway gives access to the first floor which has two large (26m2 each) bedrooms. A further flight of stairs gives access to the attic area which is completely insulated and provides a further 72m2 of space.

The central heating is powered by a recently installed wood pellet boiler.

The large tows of Montmorillon and Le Blanc are within a 30 minute drive and have all amenities (hospitals, major supermarkets etc.)

Poitier and Limoges provide airports with flight to the U.K. as well as high speed rail links to Paris and Lille for ongoing connection to Eurostar.

Information about...