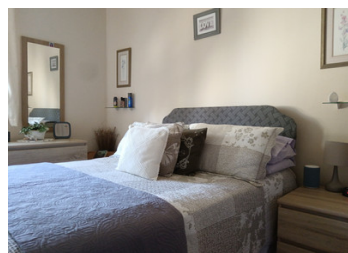


UNDER OFFER Cute and very well maintained 2 bedroom single storey house, boasting gorgeous gardens.



INFORMATION

Town:	Mauprévoir
Department:	Vienne
Bed:	2
Bath:	2
Floor:	77 m2
Plot Size:	2295 m2



IN BRIEF

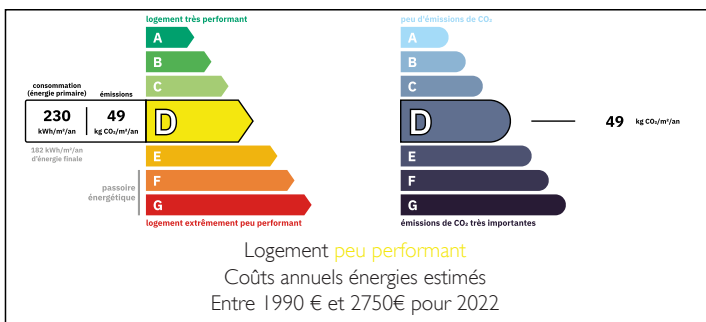
This cute 2 bedroomed single storey house has been superbly maintained. There is oil central heating, double glazing and a super long back garden.

Located in a very nice and popular village, with a doctors, pharmacy, multipurpose shop and a bar restaurant. The property is within walking distance to these facilities.

An early viewing is recommended.....

Book your visit today.....

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 foncière: 400 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

On arrival at the property there is a parking area to the front with a long driveway extending to the back of the house.

On entering the property there is a long hallway (with a small cupboard to hang coats etc.) which leads off to the

Kitchen

With a range of quality wood cabinets, built in fridge, dishwasher, oven, and gas hob and a larger cupboard. Tiled flooring and space for a small breakfast table.

Leading through to the lounge/dining room

With designated space for dining table there are French doors leading out to the front garden. The lounge is beyond.

Back to the hallway where you will find a door to

Bedroom 1

with a fitted wardrobe and laminate flooring. Views to the back garden.

Shower room

With a shower cubicle, wc, pedestal sink, fully tiled walls and floor

WC

There is a separate and modern WC which has a water saving integrated hand basin.

Bedroom 2

With laminate flooring and ample space for furniture. Views to the rear garden.

Utility/multifunction room

This was the old garage and now is used for multiple purposes, office space, storage space, housing the boiler and electric water heater, and a utility sink. There is a fitted cupboard providing additional storage space.