

Great 2 bedroomed village property with easy to maintain garden

EXCLUSIVE



INFORMATION

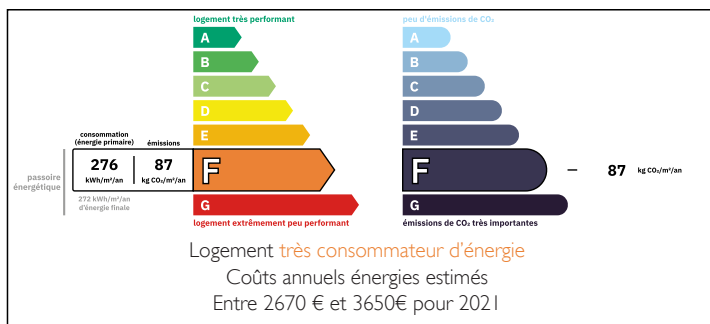
Town:	La Trimouille
Department:	Vienne
Bed:	2
Bath:	1
Floor:	76 m2
Plot Size:	140 m2

IN BRIEF

A great property for either a starter home, downsizing or holiday home. Although habitable immediately, the interior would require some updating in the future. The roof was totally renewed in 2016 and the electrics were renewed in 2012. There is oil fired central heating and some double glazed windows with electric shutters. From the front paved terrace, the light and bright interior consists of a good sized kitchen, spacious lounge with double glazed PVC doors to the garden. On the first floor are 2 good sized double bedrooms of which one has an ensuite toilet and basin. The bathroom on this level has a bath and twin basins. Access is also possible to the garden through the covered passage behind the kitchen, boiler room and downstairs toilet. The property is on mains drains. Amenities within...



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 built in 1955 consists of:

Kitchen 4.32m x 3.84m
Sitting room 3.16m x 6.88m
Boiler room and toilet
Covered access to garden

FIRST FLOOR

Bedroom 1 Double room 2.40m x 3.34m
Bedroom 2 Double room with ensuite toilet and basin 3.11m x 5m
Bathroom with bath and double basin 3.30m x 1.86m

EXTERIOR

Garden and terrace in front of the kitchen window

LOCAL TAXES

Taxe foncière: 400 EUR

The property is within walking distance of the amenities of this lively and friendly village which consists of a grocers store, newsagents/tobacconist, bar/café, bank, post office, hairdressers, cinema and health centre. The closest large town of Montmorillon is 15 minutes by car offering bars, restaurants, supermarkets, choice of shops, train station, hospital, cinema and community swimming pool.

Both Poitiers and Limoges are easily accessible by car in around an hour for the airport and shopping.

NOTES

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