LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42554ZDV86 Price: 262 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (249 500 EUR without fees)

Detached house with 3 beds, outbuildings, swimming pool and garden

INFORMATION

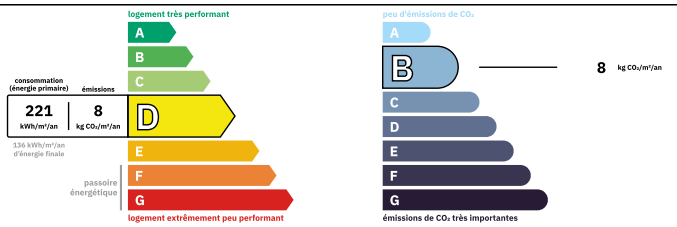
Town:	Saint-Benoît
Department:	Vienne
Bed:	4
Bath:	1
Floor:	89 m2
Plot Size:	900 m2

IN BRIEF

:

Beautiful 5-room house awaiting you in the highly sought-after neighborhood of L'Ermitage. The home features a bright living room, a welcoming dining room, a functional kitchen, and three comfortable bedrooms, including one conveniently located on the ground floor. Additional highlights include a large converted garage, a cozy fireplace with insert for warm winter evenings, and an indoor pool with a new liner for year-round enjoyment. Outside, a tree-lined garden with fruit trees, a vegetable garden, and a chicken coop offer a true haven for nature lovers. Set in a peaceful and popular neighborhood, the property is ideally located near an elementary school, daycare, shops, and public transportation, combining comfort, tranquility, and everyday convenience.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1650 € et 2270€ pour 2021

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.

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DESCRIPTION

Beautiful 5-room house awaiting you in the highly sought-after neighborhood of L'Ermitage. The home features a bright living room, a welcoming dining room, a functional kitchen, and three comfortable bedrooms, including one conveniently located on the ground floor. Additional highlights include a large converted garage, a cozy fireplace with insert for warm winter evenings, and an indoor pool with a new liner for year-round enjoyment. Outside, a tree-lined garden with fruit trees, a vegetable garden, and a chicken coop offer a true haven for nature lovers. Set in a peaceful and popular neighborhood, the property is ideally located near an elementary school, daycare, shops, and public transportation, combining comfort, tranquility, and everyday convenience.

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