

## Well renovated 4 bed property with an enclosed garden, covered patio and outbuildings



## INFORMATION

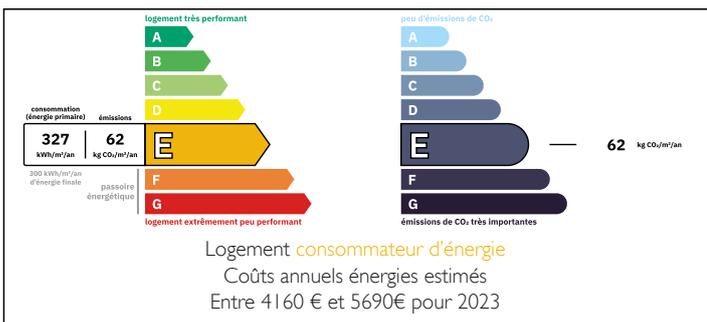
Town:	Coussay-les-Bois
Department:	Vienne
Bed:	4
Bath:	2
Floor:	137 m <sup>2</sup>
Plot Size:	922 m <sup>2</sup>



## IN BRIEF

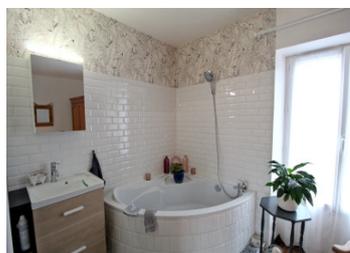
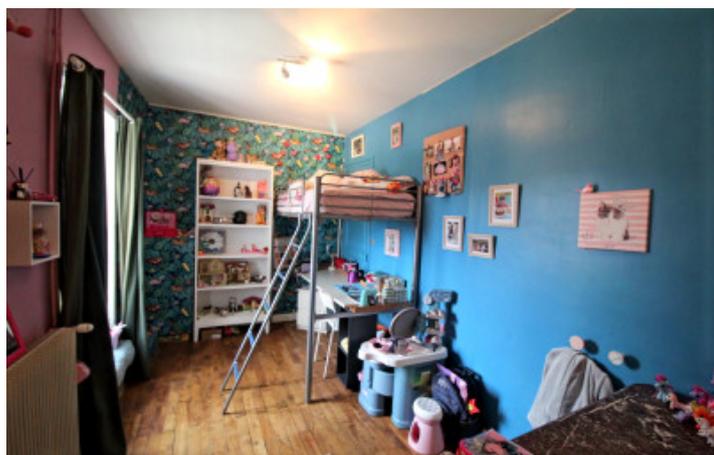
This is a well renovated 4 bed family home which sits at the edge of a village with a bakery and a bar/restaurant. The property benefits from a good sized enclosed garden with patio and bbq area, numerous outbuildings including a hangar large enough to keep a mobile home under cover, a workshop and garage. On the ground floor there is a large kitchen/dining room, a living room with wood burner, a family shower room and wc. The staircase from the living room leads to a large bedroom open to a corner bathroom and a separate wc. The staircase from the kitchen leads to a landing/corridor which has 3 bedrooms leading from it, one with a wash basin. There is also a separate wc and one of the bedrooms has direct access to an as yet unconverted attic...

## 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

This is a well renovated 4 bed family home which sits at the edge of a village with a bakery and a bar/restaurant. The property benefits from a good sized enclosed garden with patio and bbq area, numerous outbuildings including a hangar large enough to keep a mobile home under cover, a workshop and garage. On the ground floor there is a large kitchen/dining room, a living room with wood burner, a family shower room and wc. The staircase from the living room leads to a large bedroom open to a corner bathroom and a separate wc. The staircase from the kitchen leads to a landing/corridor which has 3 bedrooms leading from it, one with a wash basin. There is also a separate wc and one of the bedrooms has direct access to an as yet unconverted attic space. Easy to reach from the UK being only 15mins from the A10 motorway and TGV station at Chatellerault, only around 45mins from Poitiers airport and less than 4hrs drive from the western channel ferry ports.

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

## LOCAL TAXES

**Taxe foncière: 474 EUR**

**Taxe habitation: EUR**

## NOTES