

3 bedroom village house with large basement, garden and business potential.



EXCLUSIVE

## INFORMATION

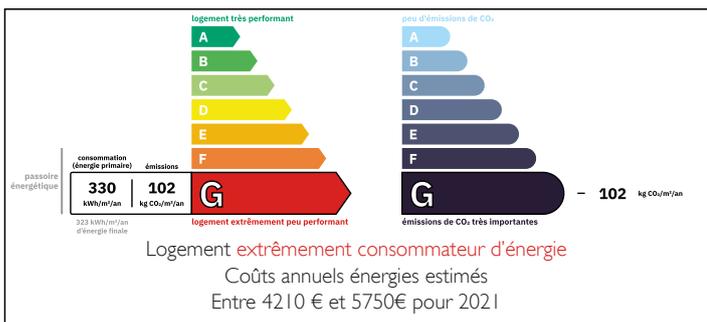
Town:	Château-Garnier
Department:	Vienne
Bed:	3
Bath:	1
Floor:	101 m2
Plot Size:	235 m2

## IN BRIEF

Located in a popular village, a short walk away from amenities. This property would make an ideal home, holiday home or a Gite business. In addition to spacious living there is a well-presented modern shower and kitchen.

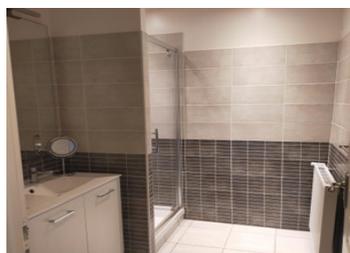


## ENERGY - DPE



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

### GROUND FLOOR

Entrance – Bright entrance hall with tiled flooring

Kitchen – Spacious and modern

Dining/Living room – Bright and spacious

WC

Stylish wooden staircase leading to the next floor

### FIRST FLOOR

Hallway – Glass door leading onto pretty balcony

Bedroom 1 – Spacious double with fitted wardrobes

Bedroom 2 – Spacious double with fitted wardrobes

Bedroom 3 – Spacious double with fitted wardrobes

Shower – Modern shower room

Large Basement with boiler

### EXTERIOR

Fenced garden opposite the house

### LOCATION

Situated in the centre of the village with grocery shop/cafe/bread depot, primary school, medical centre, post office and fishing lake with picnic area and pitch and putt. there are fantastic walks available along the lanes surrounding this property. Approx. 15km from the popular market town of Gencay, 40kms from the historical city of Poitiers with its airport, train station and retail outlets. Alternative airport of Limoges is approx. 95kms away.

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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 habitation: EUR

## NOTES