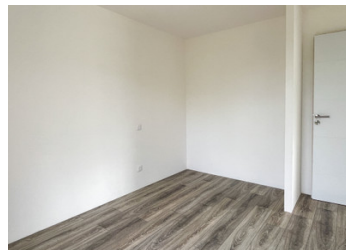


A-rated, detached modern property with garage and good-sized garden, in between Ruffec and Civray.



## INFORMATION

Town:	Voulême
Department:	Vienne
Bed:	2
Bath:	1
Floor:	67 m <sup>2</sup>
Plot Size:	1515 m <sup>2</sup>



## IN BRIEF

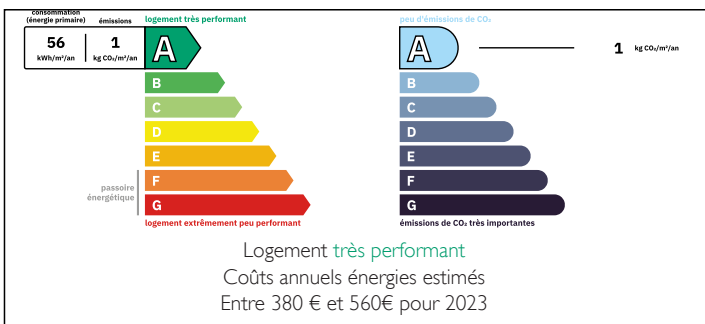
Set on the edge of a hamlet in between the two popular market towns of Ruffec and Civray with all their amenities, this modern property, built in 2022 offers the best of modern comfort with its A-rated energy score, air-conditioning, thermodynamic water heater and roller shutters throughout.

The house is comprised of an entrance hall, a large open-plan kitchen/lounge/diner with patio doors off to the rear and side gardens, 2 bedrooms, a shower room with large, walk-in shower, a WC and a laundry room. Connected to the property is a good-sized garage too.

The property sits in the middle of its generous plot of 1515m<sup>2</sup> with views over open fields and woodland to the side and rear.

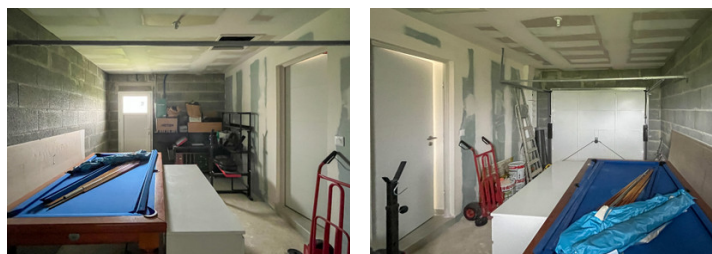
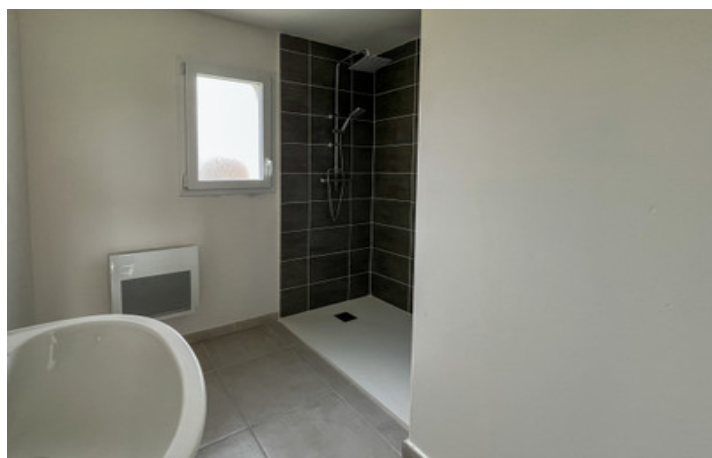
Dimensions :

## 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

Set on the edge of a hamlet in between the two popular market towns of Ruffec and Civray with all their amenities, this modern property, built in 2022 offers the best of modern comfort with its A-rated energy score, air-conditioning, thermodynamic water heater and roller shutters throughout.

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## LOCAL TAXES

Taxe habitation: EUR

Dimensions :

Entrance Hall : 3m<sup>2</sup>  
Kitchen/Lounge/Diner : 33m<sup>2</sup>  
Laundry Room : 5m<sup>2</sup>  
Bedroom 1 : 10m<sup>2</sup>  
Bedrom 2 : 10m<sup>2</sup>  
Shower Room : 5m<sup>2</sup>  
WC : 1m<sup>2</sup>  
Garage : 16m<sup>2</sup>

## NOTES

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