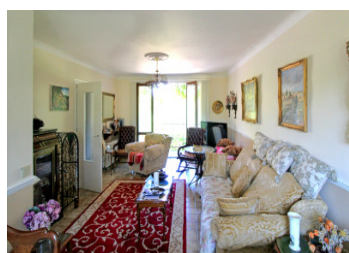
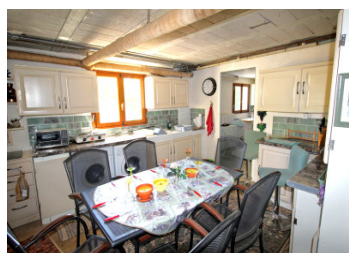


Three bedroom house two minute walk from riverside picnic / play area. Sunny manageable garden.

EXCLUSIVE



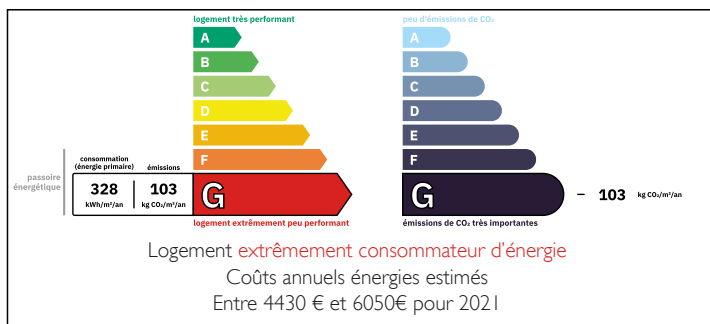
INFORMATION

Town:	Antigny
Department:	Vienne
Bed:	3
Bath:	1
Floor:	118 m2
Plot Size:	1000 m2

IN BRIEF

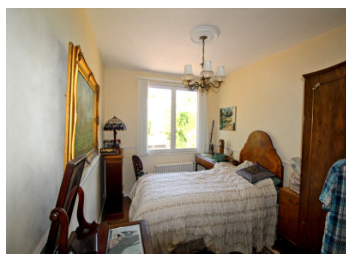
This lovely property is a two minute drive from the town of St. Savin which provides a selection of bars, restaurants, bakeries, weekly market, festivals and other amenities. The location is steeped in history offering a lively and typically French lifestyle. There is also a supermarket as well as infant and a primary school. The Abbey is a Unesco World Heritage site. The house is walking distance to the riverside picnic and play area and during the summer months there is a cafe by the riverside with indoor and outdoor seating. The rear garden is sunny throughout the day and has a terraced area for entertaining and eating and has access to a summer kitchen within the house on the lower floor. The house provides family accomodation whether for holiday use or as a main home.

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

At the front of the property is access to the garage and stairs leading to the main entrance and balcony. There is access both to the left and right of the house to the rear garden.

On entering the house, to the right is a bedroom (9m²) and to the left is sitting room / dining room (32m²) which has access via large doors to the balcony area at the front of the house. Straight ahead is the kitchen (10m²) which has windows overlooking the rear garden.

There are two further bedrooms (11m² and 9m²) and a separate shower room and toilet. There are stairs leading from the main hallway to the garage area.

The garage area is 30m² and includes the oil fired central heating boiler.

There is a kitchen and dining area of 15m² which gives direct access to the rear garden. There is an additional room of 15m² which could be used as an additional bedroom and is currently used as a utility room.

The rear garden has fruit trees and several vegetable plots.

Poitiers and Limoges (both within a one hour drive) provide airports with flights to the U.K. as well as high speed rail links to Paris and Lille for ongoing connection to Eurostar.

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

LOCAL TAXES

Taxe foncière: 456 EUR

NOTES