

Charming Hamlet Home with Large Garden just outside of La Trimouille



INFORMATION

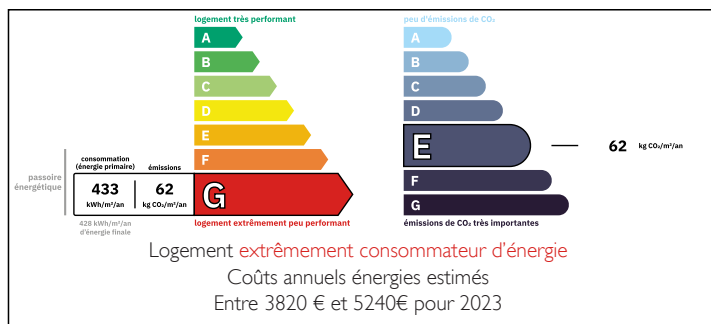
Town:	La Trimouille
Department:	Vienne
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	2180 m2

IN BRIEF

Charming village home in a peaceful hamlet near La Trimouille, offering flexible living space, character features, two wood burners, a convertible attic and a generous 2,180 m² garden, with a barn/garage.



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

Nestled in a peaceful hamlet in La Trimouille, only 15 minutes from Montmorillon, this charming property offers a wonderful opportunity to enjoy the tranquillity of the French countryside while benefiting from generous living space and a large plot of 2,180 m².

The house welcomes you into a cosy living room featuring a wood burner, creating a warm and inviting atmosphere. To the right is the kitchen, while to the left are two comfortable bedrooms.

Beyond the kitchen, you'll find a bathroom with a separate WC, as well as a spacious second living room with its own wood burner and an adjoining bedroom, offering flexible accommodation for family, guests or multi-generational living.

Above part of the property is an attic with excellent potential for conversion, subject to the necessary permissions, providing the opportunity to create additional living space.

Outside, the generous 2,180 m² plot offers plenty of room to relax, garden or entertain, all set within the peaceful surroundings of this quiet hamlet. The property also offers a garage/barn space.

Combining character, space and exciting potential, this delightful home would make an ideal permanent residence, holiday home or investment property.

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

LOCAL TAXES

Taxe foncière: 509 EUR

NOTES