

Centrally located village 2 Bedroom house with garage. Perfect for 1st time buyer, holiday home or rental!



INFORMATION

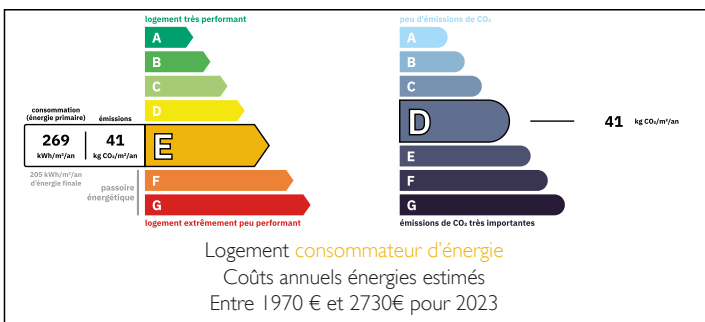
Town:	Lathus-Saint-Rémy
Department:	Vienne
Bed:	2
Bath:	1
Floor:	53 m2
Plot Size:	0 m2

IN BRIEF

Centrally located in the heart of the village of Lathus-Saint-Rémy, this charming two-bedroom house offers an excellent opportunity for a first-time buyer, holiday home or rental investment. With its convenient village location and versatile potential, the property is an ideal choice for those looking for an affordable home in the beautiful Vienne countryside. The local train station is within walking distance, providing connections to Limoges and Poitiers, with onward connections to Paris. Local shops and amenities are also within easy walking distance. The property benefits from mains drainage and town gas, as well as a garage with an electric vehicle charging point, adding to its practicality and appeal.

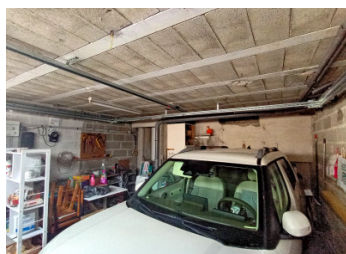


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 343 EUR

NOTES

DESCRIPTION

This charming and conveniently located two-bedroom house is situated in the heart of Lathus-Saint-Rémy and offers comfortable accommodation with excellent potential as a permanent home, holiday property or rental investment. The property is completely double glazed throughout and all have solar shutters, benefits from mains drainage, town gas and a garage with an electric vehicle charging point.

Description

The property has two entrances. The frosted-glass door to the side opens directly into the living room (4.28m x 2.94m), which features double windows, a radiator and useful built-in storage housing the boiler.

The living room opens into the kitchen (2.95m x 3.35m), with a double window overlooking the front of the property. The kitchen is fitted with a gas hob, electric cooker, dishwasher and sink, together with a range of wall and base storage units and an electric radiator. A door leads to useful understairs storage and a separate WC with washbasin.

From the kitchen, a small hallway provides access to the staircase, the second entrance door and the garage.

The garage (4.49m x 5.07m) has an electric up-and-over door and benefits from an electric vehicle charging point. It also houses the water heater, Linky electricity meter and has an additional electricity supply, making it a particularly practical space.

The staircase winds up to the first floor.

Bedroom I (4.27m x 2.99m) is a good-sized double bedroom with double windows, lino flooring, a gas radiator and a small washbasin.