

3 bedroom house in a rural hamlet. Rear garden with garage and workshop space. Non adjoining plot of land.



## INFORMATION

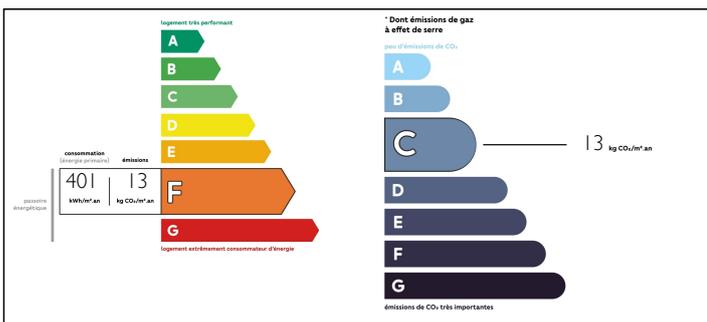
Town:	Asnières-sur-Blour
Department:	Vienne
Bed:	3
Bath:	1
Floor:	91 m2
Plot Size:	803 m2

## IN BRIEF

Habitable house in need of some improvements to make it the perfect permanent / holiday home. Less than fifteen minutes from the nearest town with amenities.



## 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

Front garden gravelled area.

Ground floor.

Entrance hall. Lounge (18.5m<sup>2</sup>) with hearth and double glazed window to the front. There is a separate wc off this room.

Kitchen / dining room (14m<sup>2</sup>) with original floor tiles, double glazed window to the front and under stairs storage.

Bathroom (6.5m<sup>2</sup>) to the rear of the property, with bath, shower fittings, wash basin and bidet. Space for washing machine.

Upstairs.

Bedroom one (17.5m<sup>2</sup>) with carpet, fireplace, and double glazed window to front.

Bedroom two (18.5m<sup>2</sup>) with carpet, fireplace, double glazing to front and a wall storage cupboard.

Bedroom three (6.5m<sup>2</sup>) with carpet and window to rear.

Rear garden

Storage room housing hot water tank in rear garden. Garage and workshop area, with an upstairs work space to the end of the rear garden.

Separate piece of land included in sale, just a minute's walk around the corner.

Priced to sell.

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

## NOTES