

## House and gite set in a beautiful garden on the river Gartempe



## INFORMATION

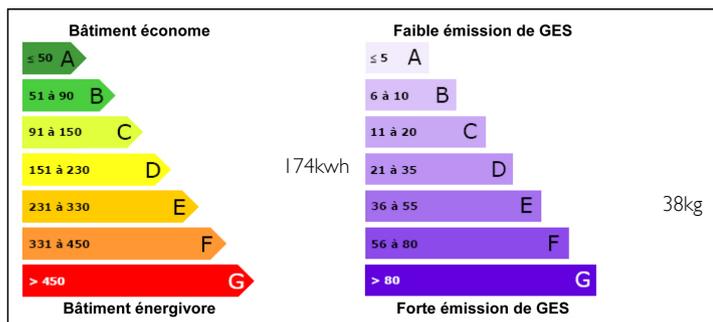
Town:	Saulgé
Department:	Vienne
Bed:	8
Bath:	5
Floor:	322 m2
Plot Size:	2247 m2



## IN BRIEF

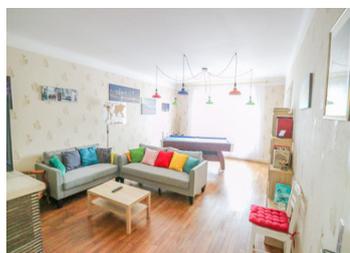
This property is in a beautiful spot on the Gartempe river suitable for bathing and fishing. It offers 2 large houses, one of which is currently used as a gite creating income for the owners. The beautiful garden is approx 2400m<sup>2</sup> leading down to the river. The property is situated a short distance from Montmorillon, a town which offers all 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.



## LOCAL TAXES

Taxe foncière: **1298 EUR**

## NOTES

## DESCRIPTION

House 1 consists of:

### BASEMENT:

Boiler room  
Bedroom 1 5.24m x 3.26m  
Kitchen 4.41 x 5.33m  
Dining room  
Shower and toilet

### FIRST FLOOR

Bedroom 2 2.81m x 3.69m  
Bedroom 3  
Bedroom 4 4.92m x 4.02m  
WC  
Shower room 1.93m x 2.34m  
Kitchen 4.21m x 4.57m  
Lounge/diner 6.96m x 4.20m

### SECOND FLOOR

Bedroom 5 3.94m x 4.26m  
Loft space

### GITE

ROOM 1 4m x 3.41m  
Ensuite 1.39m x 3.85m

ROOM 2 3.96m x 3.44m  
Ensuite 3.08m x 1.22m

ROOM 3 3.65m x 2.87m  
Ensuite 2.33m x 1.90  
Toilet

Lounge 4.21m x 6.84m

Kitchen 4.58m x 4.22m

Garage 12.82m x 9.34m

Garden, courtyard and riverside

The property is located close to Montmorillon which offers bars, restaurants, supermarkets, choice of shops, train station, hospital, schools, cinema and