

UNDER OFFER - Superb country hideaway with 3 bedrooms and approx 5 acres of land

EXCLUSIVE



INFORMATION

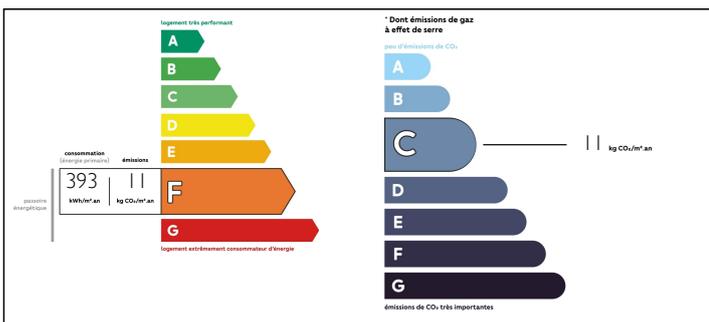
Town:	Persac
Department:	Vienne
Bed:	3
Bath:	1
Floor:	139 m2
Plot Size:	21402 m2

IN BRIEF

This house is situated outside of the village in a small quiet hamlet. Not all of the land is attached but a large plot is attached to the house itself. The lounge has a lovely open fireplace and beams plus there is a good sized kitchen, dining room and conservatory. Upstairs is a large master bedroom plus 2 other bedrooms. Garage, workshop and small store cabin are attached. There is also a garage, workshop and conservatory.



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

This property consists of:

Conservatory 6.70m x 7.69m

Lounge 6.26m x 4.28m

Bathroom with shower and toilet 2m x 4.32m

Kitchen 4.36m x 3.35m

Dining room 4.50m x 4.50m

FIRST FLOOR

Bedroom 1 4.56m x 3.36m

Bedroom 2 4.55m x 4.55m

Bedroom 3 6.60m x 4.75m

Loft space

EXTERIOR

Workshop 5m x 4m

Garage 7m x 4m

Land mostly woodland

Well

Storage hut 4m x 4m

LOCAL TAXES

Taxe foncière:

356 EUR

NOTES

The village of Persac is easily reached in a few minutes by car and has a bakers, grocers store, pharmacie and a bar/restaurant. The closest large towns are Lussac les Chateaux and Montmorillon which offer supermarkets and train stations.

Poitiers airport is easily accessible at 50kms approx for flights to and from the UK and road and rail connections to Paris and beyond are also easily accessible.

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