

## Elegant 3 bed townhouse with courtyard and large garage



## INFORMATION

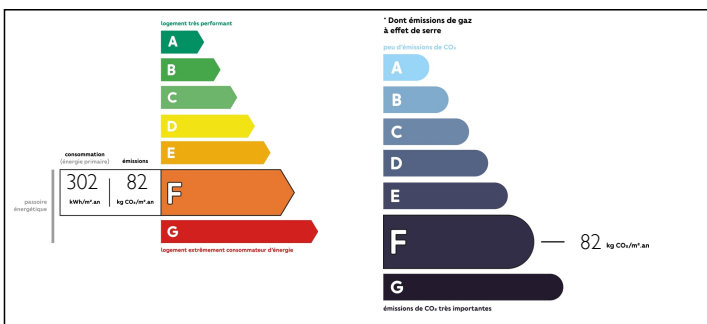
Town:	Vouneuil-sur-Vienne
Department:	Vienne
Bed:	3
Bath:	1
Floor:	115 m2
Plot Size:	163 m2



## IN BRIEF

This charming 3 storey townhouse would make for an ideal holiday home or family residence and has an enclosed courtyard and also comes with a large garage with a mezzanine level. It is well situated being within walking distance of amenities and only 5 mins from Châtelleraut, which has all amenities including a TGV station with regular trains to Paris and is also only 1/2hr from the airport in Poitiers. The property has some lovely original features including the ironwork on the front door, the wooden staircase, fireplaces, wooden beams and oak flooring. There is a golf course and lakeside beach at St Cyr which is only about 5km away and Futuroscope is less than 20km away, with its 3d themed rides making it the 2nd most popular theme park in France.

## 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 charming 3 storey townhouse would make for an ideal holiday home or family residence and has an enclosed courtyard and also comes with a large garage with a mezzanine level. It is well situated being within walking distance of amenities and only 5 mins from Châtelleraut, which has all amenities including a TGV station with regular trains to Paris and is also only 1/2hr from the airport in Poitiers. The property consists of a large entrance hall with cloakroom, then off that to the right is the living room which is open to the dining room with access to the courtyard. Off the entrance hall to the left is a kitchen, which also has access out to the courtyard. There is also access to a large cellar and an original staircase that leads to 2 bedrooms and a shower room on the first floor. Then on the 2nd floor there is an office space, a bedroom with a hand basin and a large attic space, which could easily be converted to a fourth bedroom should that be required. There is an easy to manage courtyard which is ideal for alfresco dining and then a large garage with a mezzanine level which could offer further scope for expansion providing change of use permission is granted.

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## LOCAL TAXES

**Taxe foncière: 1200 EUR**

## NOTES