

Charming two bedroom home with attached courtyard in the heart of the village close to amenities

EXCLUSIVE

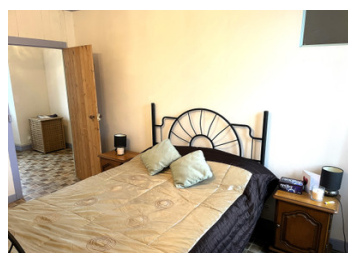


INFORMATION

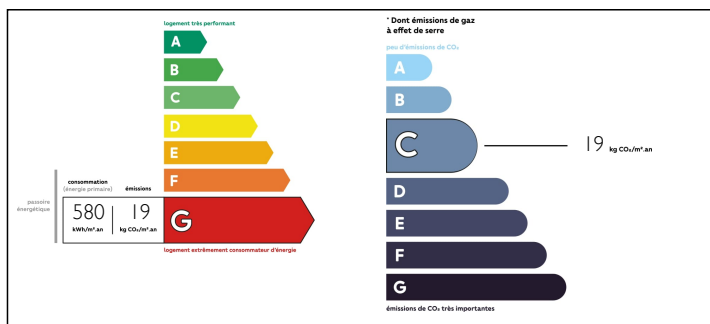
Town:	Persac
Department:	Vienne
Bed:	2
Bath:	1
Floor:	68.06 m2
Plot Size:	139 m2

IN BRIEF

This is a wonderful little house set back from the road in a gorgeous and dynamic village with a bar/restaurant, a new bakery, pharmacy, and a grocery store and tobacconist. Although there is no garden at the back, it has a private, small courtyard to sit out and soak up the sun with a glass of wine or a coffee in front of the house, and a little shed (approx: 10m²) ideal to store your wood for the fire. Just in front of the house is the village square which has just been designed and developed to provide a beautiful area to sit and read, or to watch the world go by with a children's play area and an electric car charging station. The nearest town (7½ km away) is Lussac-les-Châteaux which has a weekly market, bars, restaurants, supermarkets and all amenities. In the other direction, 14km away is L'Isle Jourdain...

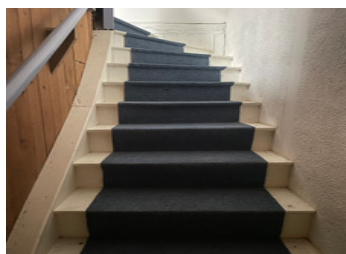


ENERGY - DPE



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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

You cross the courtyard to enter this lovely house via a glazed front door which brings you immediately into the cosy sitting room (approx: 28m²) which has an original tiled floor and a large wood burner in the chimney piece. The fitted kitchen (approx: 10m²) is to the left at the back and a beautiful turned staircase leads upstairs on the right hand side of the room. On the first floor you arrive on a landing which leads you to a large bedroom (approx: 12m²) with a window to the front of the house, a bathroom (approx: 4m²) with bath and integral shower and a basin, and a separate loo. There is a door to another staircase which takes you up to the attic bedroom (approx: 11 m²)

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

LOCAL TAXES

Taxe foncière: 175 EUR

NOTES