

Lovely 2 bedrooms house with a barn and a large garden



INFORMATION

Town:	LA CHAPELLE BATON
Department:	Vienne
Bed:	2
Bath:	1
Floor:	132 m2
Plot Size:	1100 m2

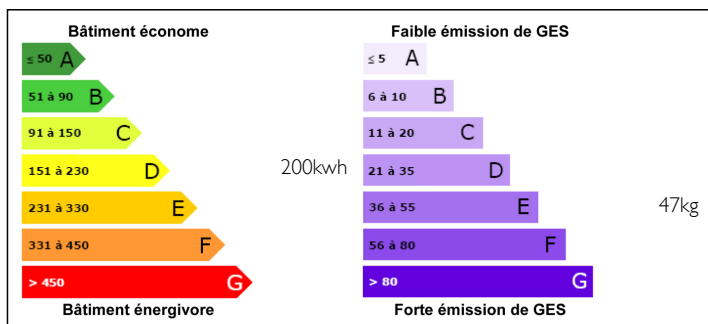


IN BRIEF

Bright house with central heating and mains drainage, a small courtyard on the kitchen side, a beautiful barn with floor, a bread oven, a large garden with a water well. Located in a small quiet village close to all amenities.



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

Charming property composed as follows:

GROUND FLOOR:

- Living room with a wood insert 43 m² (423 sq ft)
- Room with oil boiler 24 m²
- Kitchen 12 m² 12 m²
- Bathroom/shower 8 m² 8 m².

FLOOR :

- Bedroom 1 with a 30 m² sink
- Bedroom 2 - 15 m²

BARN: 87 m² on the ground plus a mezzanine of the same size

GARDEN: 1100 m² with a functioning water well, a bread oven and two small roofs adjoining the oven. A small concrete courtyard on the kitchen side

La Chapelle-Bâton is 5 km from Charroux, 10 km from Civray and Savigné, 26 km from Ruffec Poitiers airport and station are 53 kms away Limoges Airport is 83 kms away

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LOCAL TAXES

Taxe foncière: 240 EUR

NOTES