

Beautifully, fully renovated two bedroom semi-detached stone cottage set in quiet location with attached manageable garden.



## INFORMATION

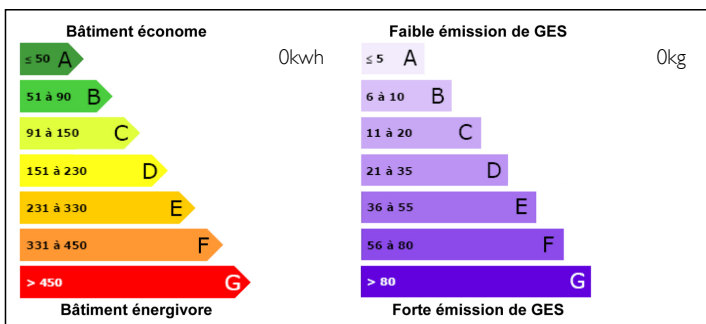
Town:	LINAZAY
Department:	Vienne
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	500 m2



## IN BRIEF

This beautiful two bedroom stone cottage offers comfortable living in a quiet location but within easy access of the RN10 for travel north or south. This property is ready to move into with gas central heating and easy to maintain garden. Just 9km to the popular market town of Civray and 20km to that of Ruffec, which also has a hospital and train station.

## 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

Well renovated, this house offers gas central heating, double glazing and is oozing character with stone walls, flagstone floors and wooden beams.

Lounge / Dining area 25m<sup>2</sup> with stone fireplace, flagstone floor and stairs leading to the first floor.

Kitchen / Breakfast room 14m<sup>2</sup> fitted and equipped with gas hob, electric oven, washing machine and fridge/ freezer

Landing 7m<sup>2</sup>

Bedroom 12m<sup>2</sup>

Shower room 6m<sup>2</sup> comprising shower, wash basin and W.C.

Bedroom 13m<sup>2</sup>

## LOCAL TAXES

Taxe foncière: **198 EUR**

## NOTES