

This 4/5 bedrooms property, without vis à vis, with a lovely countryside view is located in a peaceful village, within walking distance of a tennis court and...



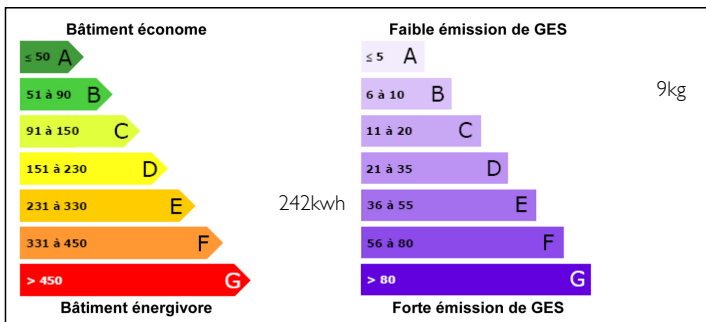
INFORMATION

Town:	VERRUE
Department:	Vienne
Bed:	5
Bath:	2
Floor:	257 m2
Plot Size:	4165 m2

IN BRIEF

This property renovated in the 80's needs to be partly updated but has large spaces (257 sqm) and a big landscaped and flowered plot of land (4165sqm).

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

The property in details:

The house is heated by a wood burner insert and, and possibly if needed, by an electrical central heating which can be controlled by mobile phone. The main big french window has an electrical shutter.

GROUND FLOOR:

- entrance 7 m2 leading to:
- independant toilet
- shower room with double basin 7.45 sqm
- dining/living room/library 70 sqm
- kitchen 14.8 sqm
- bedroom 13.4 sqm with bathroom and double basin 5.5 sqm
- utility/laundry room 32 sqm

FIRST FLOOR:

- bedroom with basin 14.8 sqm
- office/bedroom 22.4 sqm
- mezzanine/restroom 23 sqm
- bedroom with toilet and basin 14.45 sqm
- bedroom 30sqm

- cellar accessed by the house 9.7 sqm
- garage 38 sqm where can be parked two cars accessed from the house
- wood store 5.6 sqm
- covered eating space 14.5 sqm
- garden tool room 6.4sqm
- garden chalet 5.3 sqm

Large flowered garden in front of the sun facing house.

Large orchad and vegetable garden at the rear of the house.

The property has a well with a pump and an automatic watering for flowers.

THE AREA

The property is located at the end of a village, in a

LOCAL TAXES

Taxe foncière: 1202 EUR

NOTES