

A very pretty 2 bedroom cottage with a small garden set in a peaceful hamlet but only 5 mins drive from the nearest town. Great as a...



## INFORMATION

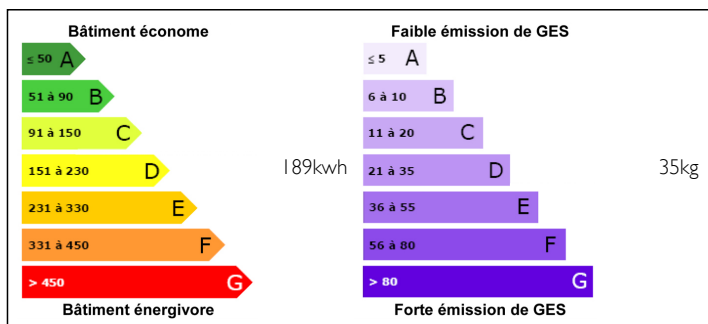
Town:	LATHUS ST REMY
Department:	Vienne
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	400 m2



## IN BRIEF

A small house with plenty of character that comes complete with gas central heating; 2 good size bedrooms; some small outbuildings and a lovely secluded garden

## 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

From the hamlet drive along a short chemin;  
archway access to garden:

Front door into a dining room with corner kitchen  
5m x 6m - wood burning stove

Stairs to first floor

Door to living room - 4m x 4m

Door to bathroom 2m x 3.6m - shower, WC and  
wash basin

First floor

2 bedrooms - 3m x 4.1m and 4m x 3m

Landing to a attic space 6m x 2m for storage

Gas central heating with radiators throughout

Garden to front - enclosed with mature trees and  
shrubs

The house is attached to a barn which i am told by  
the owner maybe available to purchase

The hamlet is situated approx 5 minute drive to the  
village of Lathus St Remy which has a grocery store,  
hairdressers, florist, bakers, bar, school and doctors

The larger town of Montmorillon is less than 20  
minutes away which has all the larger supermarkets

Airports at Limoges and Poitiers are only 1 hour  
away

If you like the outdoor life then there is plenty to do  
as the River Gartempe is not far away with an  
outdoor activity centre allowing you kayak, go  
fishing, hike and go horse riding to name just a few

## NOTES