

High standard features for this house of 160 m2 composed of 4 / 5 bedrooms in the heart of Mirebeau on a nice pleasant landscaped garden of...



INFORMATION

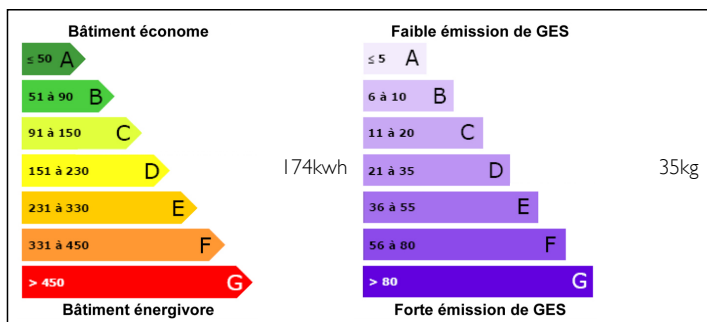
Town:	MIREBEAU
Department:	Vienne
Bed:	5
Bath:	2
Floor:	160 m2
Plot Size:	1308 m2



IN BRIEF

Very well maintained and brought up to date, this beautiful sturdy and traditional 70's building has a large living room of 46 m2 with exposed stones and beams. It has 4/5 bedrooms, 2 bathrooms, a large basement with room for two cars. All amenities are within walking distance. A beautiful hidden terrace allows family meals. A garden to the rear includes a vegetable garden, a shady resting area, as well as several outbuildings, a shed, a workshop and an inground cellar.

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 DETAIL:

A stone slab walkway, crossing a beautiful flowered garden leads to the entrance of this house.

- entrance (5m²) with storage (2.5m²)
- office / bedroom (10m²) with outside access
- corridor (7 m²) leading to:
 - bedroom 1 (12.5m²)
 - kitchen (12 m²) with outside access
 - bedroom 2 (10 m²) with outside access
 - bedroom 3 (10 m²)
 - shower room with toilet (6.5 m²)
- living room / dining room (46 m²) with underfloor heating, fireplace woodburner, 3 accesses to the three sides of the house (terrace and garden)
- mezzanine (6.5 m²)
- access to the basement facing the entrance

In the basement:

- kitchen (12 m²)
- bedroom (12 m²)
- shower room with WC (3.5 m²)
- Storage space and water softener(4.5 m²)
- large two cars garage (32 m²)

Others:

Terrace with courtyard (18 m²)

Workshop (12.5 m²)

Underground cellar (12.5 m²)

Chalet (7 m²)

Wooden shelters (6 m²)

Oil-fired central heating, condensing boiler viessmann 2008, underfloor heating in the living room, mains drainage, water softener, double glazing.

Roof in perfect condition.

THE REGION:

LOCAL TAXES

Taxe foncière: **831 EUR**

NOTES