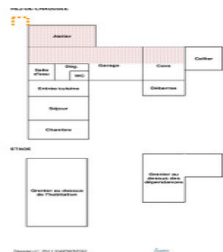


Adaptable six roomed house with garage and barn and large garden.



INFORMATION

Town:	Béthines
Department:	Vienne
Bed:	3
Bath:	1
Floor:	66 m ²
Plot Size:	710 m ²



IN BRIEF

Set in a quiet location by the church this house can be a blank canvas for you to adapt to your needs without any major work. Walking distance to local shop and restaurants and a short drive to the towns of St Savin, Le Blanc and Montmorillon. Perfect holiday home for you to explore the surrounding areas and all they have to offer or make it your new home in France.

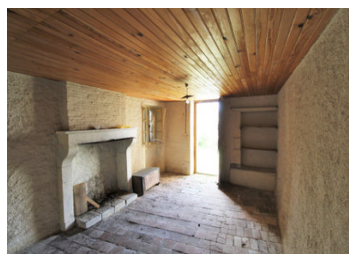


ENERGY - DPE



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 six rooms (16, 15, 10, 17, 8 and 7m²) have access to the garage (24m²) and barn (41m²) which could be used to provide further rooms and accommodation. Large secluded garden (470m²) with lawn and a variety of trees. The local airports of Poitiers and Limoges are both within a 1-hour drive and have regular flights to the UK throughout the year. The ferry port of Caen is less than a four-hour drive away (370km).

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 216 EUR

NOTES