

Ref: 117136DB86 Price: 61 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (55 000 EUR without fees)

#### Attractive house with 5 bedrooms and good sized garden overlooking the village



# INFORMATION

Town: La Trimouille

Department: Vienne

Bed: 5

Bath:

Floor: 105 m2

Plot Size: 303 m<sup>2</sup>









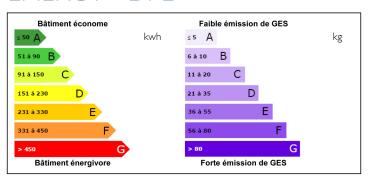




### IN BRIEF

Situated in the heart of the village this house is old and quirky in parts. On the ground floor it consists of a kitchen, dining room, bathroom, lounge with fireplace, workshop. Cellar and courtyard. On the first floor there are 3 bedrooms plus 2 extra rooms and an attic. A few steps up to the garden which overlooks the village. Possibility for chambres d'hotes as there are two entrances.

# **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.





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## LOCAL TAXES

Taxe foncière: 683 EUR

## **NOTES**

## DESCRIPTION

GROUND FLOOR.

Kitchen 3.5 Im x 3.29m

Dining room 4.16m x 2.75m

Bathroom 1.54m x 3.79m

Lounge with open fireplace 4.5 Im x 5.97m

Workshop 1.57m x 4m

Room 2.67m x 2.69m

Vestibule to cellar 4.34m x 2.24m

#### FIRST FLOOR

Bedroom  $3.47m \times 3.45m$ Bedroom  $4.64m \times 2.70m$ Bedroom  $3.95m \times 4.34m$ Bedroom  $4.28m \times 4.68m$ Bedroom  $4.23m \times 4.41m$ Loft space

The house benefits from mains drains and oil fuelled central heating.

#### **EXTERIOR**

Courtyard

Garden with views over the village

The village offers a grocers store, bar, pharmacy, bank, cinema and newsagents.

The closest large town is Montmorillon at approx 15km with bars, restaurants, supermarkets, train station, hospital, cinema and swimming pool.

The area is ideal for walking, cycling, fishing and horse riding and the Brenne Natural Park is easily accessible with many lakes and wildlife to enjoy.

Both Poitiers and Limoges airports are easily accessible as are road and TGV links to Paris, the rest of Europe and the UK.

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