

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



INFORMATION

Town:	La Trimouille
Department:	Vienne
Bed:	5
Bath:	1
Floor:	105 m2
Plot Size:	303 m2

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



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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

GROUND FLOOR.

Kitchen 3.51m x 3.29m

Dining room 4.16m x 2.75m

Bathroom 1.54m x 3.79m

Lounge with open fireplace 4.51m 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 x 3.45m

Bedroom 4.64m x 2.70m

Bedroom 3.95m x 4.34m

Bedroom 4.28m x 4.68m

Bedroom 4.23m x 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.

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

LOCAL TAXES

Taxe foncière: **683 EUR**

NOTES