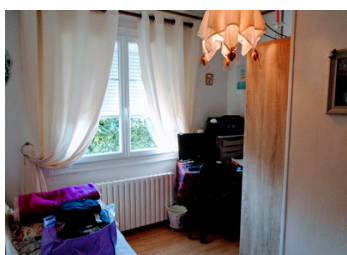


Set in beautiful gardens this modern 2-3 bedroom detached sous sol house is ready to move into. Having upvc double glazing, some electric shutters, fuel central...



INFORMATION

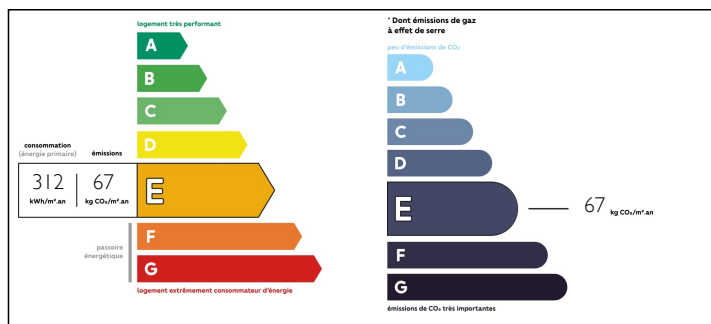
Town:	Asnières-sur-Blour
Department:	Vienne
Bed:	3
Bath:	2
Floor:	98 m2
Plot Size:	2852 m2



IN BRIEF

A modern detached 2-3 bedroom sous sol house offering the potential for a large family home set in beautiful gardens. Only 6 kms from the popular town of L'Isle Jourdain. Within easy reach of the larger towns such as Poitiers (58 kms) and Limoges (78kms) and Angouleme (90kms).

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.



LOCAL TAXES

Taxe foncière: 257 EUR

Taxe habitation: 138 EUR

NOTES

DESCRIPTION

A modern detached 2-3 bedroom sous sol house with UPVC Double glazing, electric shutters, oil heating, set in beautiful gardens.

GROUND FLOOR/SOUS SOL

Outer entrance lobby 2.6m x 2.1m approx
With large patio doors, tiled flooring making a light, bright spacious entrance.

Inner entrance lobby 1.9m x 1.5m approx

Garage - 4.6m x 5.9m approx
Large spacious garage.

Laundry/Storage - 5.6m x 2.8m approx
Large room equipped with a toilet and shower cubicle.
Also housing fuel tank and ample space for washing machine, freezers and fridges etc.

Cellar 0 2.8m x 2.4m approx
Storage cellar with shelving suitable for storage.

Kitchen - 6.7m x 2.49m approx
With fitted kitchen units, sink unit. With French doors leading out on to the garden.

Stairs leading to entrance hallway 5.8m x 0.89m

FIRST FLOOR

Kitchen - 3.0m x 2.09m approx
A sliding door leading into the kitchen equipped with modern fitted units, built in electric over, ceramic hob, laminate flooring. Electric shutters.
There are French windows leading out on to a small balcony where you could enjoy your breakfast or an evening aperitif.

Living/Dining Room 6.9, x 4.6m approx