

Six bedroomed town house with courtyard, in walking distance to all amenities and easy access onto main roads



INFORMATION

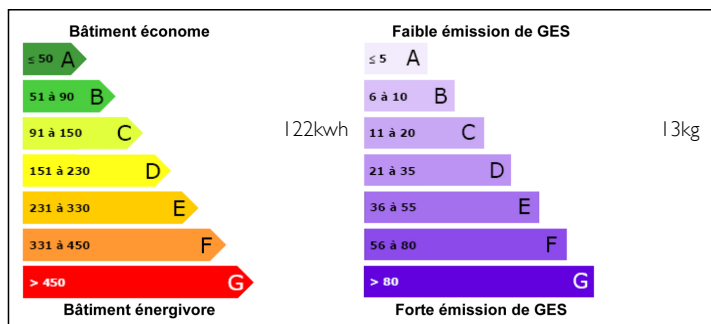
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|-------------|--------|
| Town: | Couhé |
| Department: | Vienne |
| Bed: | 6 |
| Bath: | 3 |
| Floor: | 198 m2 |
| Plot Size: | 174 m2 |



IN BRIEF

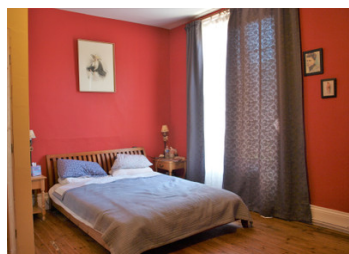
Set over three floors, this six bedroomed house offers plenty of space and very private courtyard. Situated in the centre of town, it is great for accessing all amenities on foot and the main road from north to south is easily accessible. Poitiers with its international airport is just 37km away, Vivonne for Saturday morning market and water sports is just 17km and the historic town of Angoulême just 57km away.

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: 949 EUR

NOTES

DESCRIPTION

Ground floor:

You enter from the street into a light bright and airy lounge 25m² with wood-burning stove.

Passageway with storage cupboard 11m²

Dining room / lounge 20m²

Kitchen 9.7m² equipped with range cooker and extractor hood.

First floor :

Landing serving all rooms 11.7m² and two sizeable storage cupboards.

Bedroom 23.5m² with en suite shower and W.C. 2.5m²

Bedroom 10m² with en suite shower and W.C. 3m²

Bedroom 11m² with en suite shower and W.C. 2.5m²

Second floor :

Landing serving all rooms 7m²

Bathroom 3m² comprising bath, wash basin and W.C.

3 bedrooms 13m², 13.5m² and 28.5m²

Third floor :

28m² convertible loft space (subject to planning permission)

Outside :

Utility / laundry room 11.5m²

Storage 9m² with a first floor 31m²

W.C. and wash basin 2.6m²

Courtyard and access onto the side street.

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