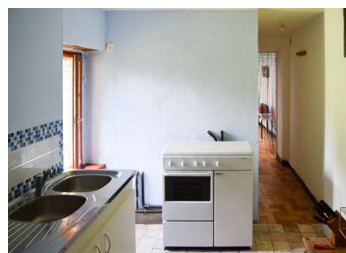
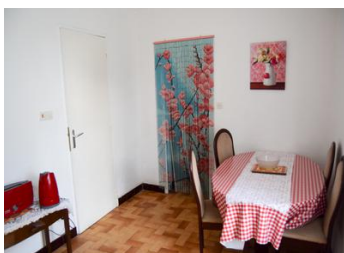


Attractive 2 bedroomed village property with garden



INFORMATION

Town:	BOURG ARCHAMBAULT
Department:	Vienne
Bed:	2
Bath:	1
Floor:	107 m2
Plot Size:	1127 m2



IN BRIEF

Situated in a quiet village this property is ideal as a holiday home or permanent residence. Spacious ground floor with two sitting rooms, dining room, kitchen and bathroom with two good sized bedrooms on the first floor. Plenty of character in this property with an open fireplace and beams.

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

This property consists of:

Kitchen 3.22m x 2.35m

Lounge with open fireplace and beams 4.71m x 4.68m

Dining room with view to garden 2.57m x 4.62m

Bathroom with shower and toilet 2.09m x 1.68m

Second lounge with woodburner and original tiled floor 5.39m x 6.10m

FIRST FLOOR

Bedroom 1 4.66m x 3.32m

Bedroom 2 2.61m x 4.63m

EXTERIOR

Garden fenced all round

The property benefits from electric heating, some double glazing and mains drains.

The town of Montmorillon is just 12km away with a weekly market, bars, restaurants, supermarkets, train station, hospital, cinema and swimming pool. Famous for its Cité de l'Écrit (writing and books) plus tasty Macarons produced in the town.

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

LOCAL TAXES

Taxe foncière: 319 EUR

NOTES