

Two bedroom house with outbuildings and attached garden just 33 km from Poitiers



## INFORMATION

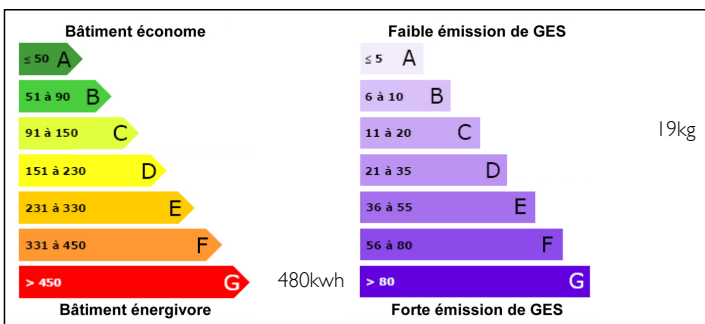
Town:	ST SAUVANT
Department:	Vienne
Bed:	2
Bath:	1
Floor:	97 m2
Plot Size:	1277 m2



## IN BRIEF

This two bedroomed, two reception roomed property would make a great first time buy or holiday home within easy access from Poitiers Local amenities can be found at Saint-Sauvant 4km and Rouillé 7km Larger towns : Lusignan 7km, Couhé 15km, Vivonne 17km and Poitiers 30km Airports : Poitiers 33km and Limoges 123km Train stations : Rouillé 7km and Poitiers 33km

## 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

Kitchen 11m<sup>2</sup> fitted and equipped with gas hob,

extractor hood, electric oven and dishwasher

Dining room 16m<sup>2</sup> with open fireplace

Lounge 25m<sup>2</sup> with woodburning stove.

Lobby 3m<sup>2</sup>

Entrance (to rear) 6m<sup>2</sup>

Shower room 4m<sup>2</sup> comprising shower, wash basin  
and electric towel rail

W.C. 2m<sup>2</sup>



Upstairs :

Landing 15m<sup>2</sup> with fitted cupboards

Bedroom 10m<sup>2</sup>

Bedroom 6m<sup>2</sup>

Loftspace 25m<sup>2</sup>

Selection of outbuildings including garage, bread  
oven and workshop totalling 208m<sup>2</sup>

Garden

## LOCAL TAXES

Taxe foncière:

**637 EUR**

## NOTES