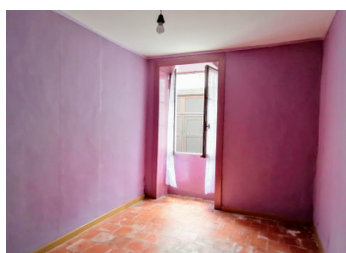
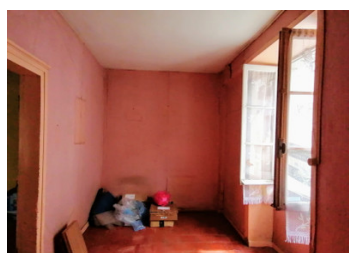


Three-bedroom stone house with garden in sought-after rural village's centre. Super renovation project!



INFORMATION

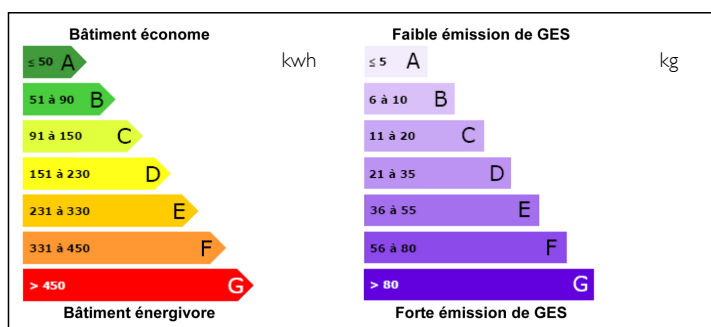
Town:	La Trimouille
Department:	Vienne
Bed:	3
Bath:	0
Floor:	140 m2
Plot Size:	189 m2



IN BRIEF

Situated in a village where property is always in demand, this renovation project offers various options either as a main residence, a holiday home or as two apartments to let either seasonally or longer term. This stone terraced house is on a central road in La Trimouille with everything a short walk away. There's a fair amount of work required including the roof, electrics and plumbing, but the reward will be an attractive comfortable home with income potential. Entering through the side gate the main door leads into the kitchen with attached garage/WC/utility room and on to a sitting room and bedroom. Up the stairs and on the first floor is a sitting room, two bedrooms and a small kitchen next to the rear door with steps down to the garden. The attic space has two sections and could also be brought into use as...

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

Ground Floor: kitchen (14.6m²), sitting room (7.8m²) bedroom (8.5m²), garage/utility/WC (26.5m²).

First floor: sitting room (19m²), bedroom (16.8m²) bedroom (13m²), kitchen (5.2m²)

Attic: 28m²

La Trimouille is situated on the river Benaize in the Vienne department with both towns Montmorillon and Le Blanc an easy drive away and offering supermarkets, markets, secondary schools, swimming pools etc. The regional nature park of the Brenne is a few minutes by car and there's a dynamic programme of wildlife and sports events and activities throughout the year. Airports at Poitiers and Limoges. The village has two secondary schools, a cinema that shows English language films weekly, a medical centre, pharmacy, hairdresser, bank, bars/cafe, mini supermarket, florist and newsagent.

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

NOTES