

Spacious detached 3-4 bedroom bungalow with swimming pool in beautiful grounds.



INFORMATION

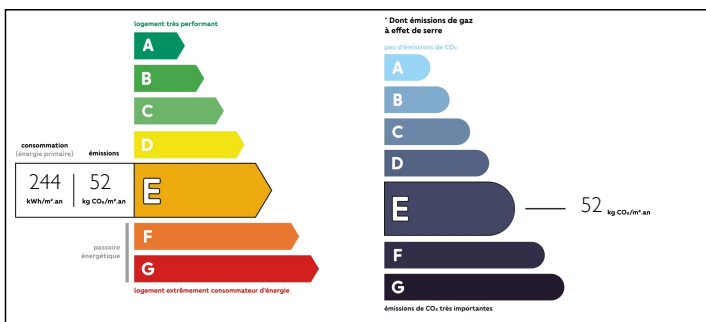
Town:	Lusignan
Department:	Vienne
Bed:	3
Bath:	2
Floor:	142 m2
Plot Size:	6593 m2

IN BRIEF

This stone house built in around 1900, has been extended and modernised to provide spacious flexible family accommodation. It is set in an acre and a half of mature grounds, which can be viewed from every room. The house has oil-fired central heating and is well insulated, as well as benefiting from UPVC double glazing. The town of Lusignan is a 3 minute drive away with its commerce, restaurants and train station with its connection to Paris – La Rochelle, and Poitiers airport is just 30 mins away. The beaches and port of La Rochelle are less than 1h 45 min by car.

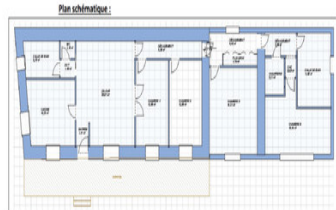


ENERGY - DPE



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 14m²

Utility/Shower room 6m²

WC 1 m²

Living/Dining room, 27m², with wood-burning stove

Office/Bedroom 13m²

Bedroom 1 - 13m²

Bedroom 2 - 19m²

Bedroom 3 - 17m²

Bathroom - 12m²

Outside

South east facing.

Mature arboreal lawned garden of 6595 m², with an in-ground swimming pool with cover, pool house, garage/workshop.

LOCAL TAXES

Taxe foncière: 1609 EUR

NOTES

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