

Charming 3-bedroom detached rural house full of character and with a garden.



## INFORMATION

Town:	Liglet
Department:	Vienne
Bed:	3
Bath:	1
Floor:	115 m2
Plot Size:	1264 m2



## IN BRIEF

(UNDER OFFER) This is a rare find, a beautiful restored typical French stone house full of old features and charm. It is well situated, 3 km from the lovely and popular village of Liglet and on the doorstep of the Brenne National Park. It is 70 km from Poitiers where you will find high speed train connections and an international airport. The Limoges airport is about 95km away. The Vienne area is full of charming little market towns and villages. This is truly a little bijou!

## 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 house is in a cul-de-sac with plenty of outdoor parking and even a garage. The garden at the back has a lovely view over the country side and is very private. In front of the house there is a large terrace.

The front door leads into a large kitchen/diner of 25m<sup>2</sup>. Next to the kitchen is the lounge of no less than 40m<sup>2</sup>. A nice wood-burner will keep you warm in the winter. Downstairs you will also find a toilet/bathroom.

Upstairs are 3 bedrooms, (8m<sup>2</sup>, 11m<sup>2</sup> and the master bedroom 27m<sup>2</sup>).

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

## LOCAL TAXES

**Taxe foncière: 287 EUR**

**Taxe habitation: 393 EUR**

## NOTES