

Spacious five bedroom house for family home or holiday home.

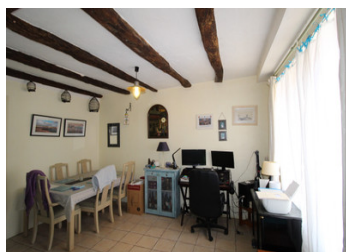


## INFORMATION

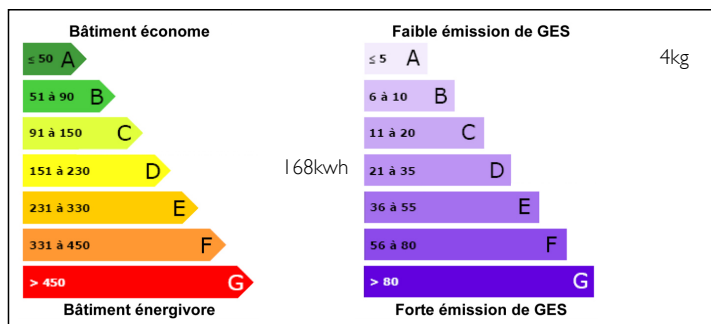
Town:	Saint-Léomer
Department:	Vienne
Bed:	5
Bath:	2
Floor:	255 m2
Plot Size:	2139 m2

## IN BRIEF

This is a really big beautiful home just waiting for you to move in. Located in a peaceful village overlooking the village square but only a ten minute drive from two large towns (Montmorillon and Le Blanc). An hours drive from both Poitiers and Limoges which have air links to the UK as well as TGV connections to Paris and Lille giving access to Eurostar.



## 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

On the ground floor are two sitting rooms (19m<sup>2</sup> and 22m<sup>2</sup>) one with wood burning fire. A dining room / office (17m<sup>2</sup>) gives access to the first floor. The large (25m<sup>2</sup>) well equipped kitchen gives access to the decked seating area overlooking the garden as well as to the wetroom / toilet and the garage / workroom which could be adapted to provide further living space.

On the first floor are five bedrooms (26m<sup>2</sup>, 19m<sup>2</sup>, 16m<sup>2</sup>, 16m<sup>2</sup> and 15m<sup>2</sup>). The large bathroom (14m<sup>2</sup>) has a bath, shower and toilet and gives access to the attic.

The large garden is secluded and has several varieties of fruit trees as well as seating areas.

## LOCAL TAXES

Taxe foncière: **495 EUR**

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

## NOTES