

4 bedroom townhouse with courtyard just a short walk from the UNESCO listed abbey.

EXCLUSIVE



INFORMATION

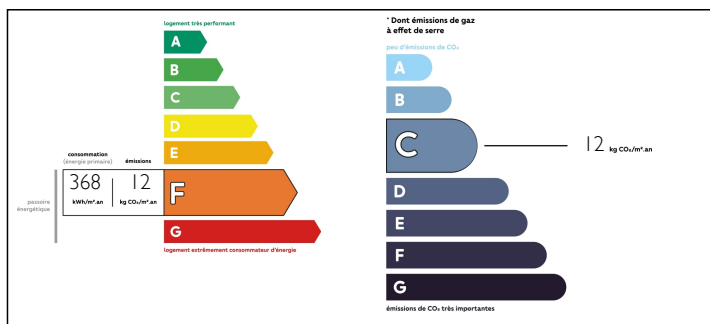
Town:	Saint-Germain
Department:	Vienne
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	175 m2

IN BRIEF

This ideal holiday home is in good condition and has an interesting history including being the first house in the area allowed to bake bread in 18th century. It was active as a safe house used by the Resistance during WWII. On the ground floor there is an entrance hall, large living/dining room with a feature fireplace, exposed wooden beams and plenty of windows that let the light flood in. To the other side of the hallway is a newly fitted kitchen that has retained a glass panelled extraction area above it and another reception room with wood-burner and feature fireplace. On the first floor there are 4 good sized bedrooms, and two shower rooms. The house also benefits from a lovely wisteria clad courtyard garden that leads from the kitchen.



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 delightful townhouse is conveniently situated only a very short walk from the town square with that beautiful, protected abbey and all of the restaurants, shops and bars etc.

St Germain is around 45kms from Poitiers airport, TGV and also the A10 motorway from Paris to Bordeaux making it around 4 hours from the western cross channel ferry ports and around 6hrs from Calais.

Property in the town is much sought after and the river Gartempe passes through which adds to the picturesque quality of the setting. If this is the life you are seeking in France then you only have to come and make it yours.

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

LOCAL TAXES

Taxe foncière: 627 EUR

NOTES