

## Attractive 4 bedroomed house with 2 garages and garden in village



## INFORMATION

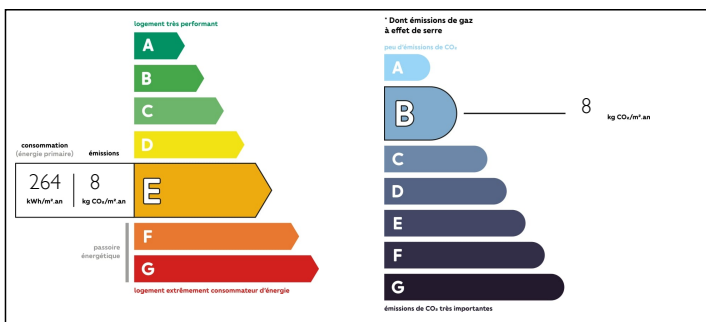
Town:	La Trimouille
Department:	Vienne
Bed:	4
Bath:	1
Floor:	144 m2
Plot Size:	259 m2

## IN BRIEF

This large village property has been tastefully renovated throughout and offers 4 good sized bedrooms, a shower room and separate toilet on the first floor, and a lounge/diner, dining room and kitchen plus toilet on the ground floor. There is a small terrace at the front of the property as well as a good sized garden 149m<sup>2</sup> (not attached) and 2 garages with electric doors.

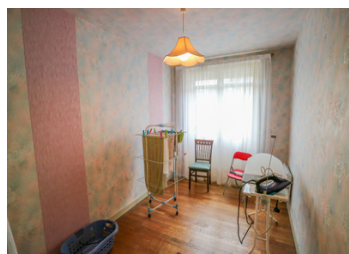
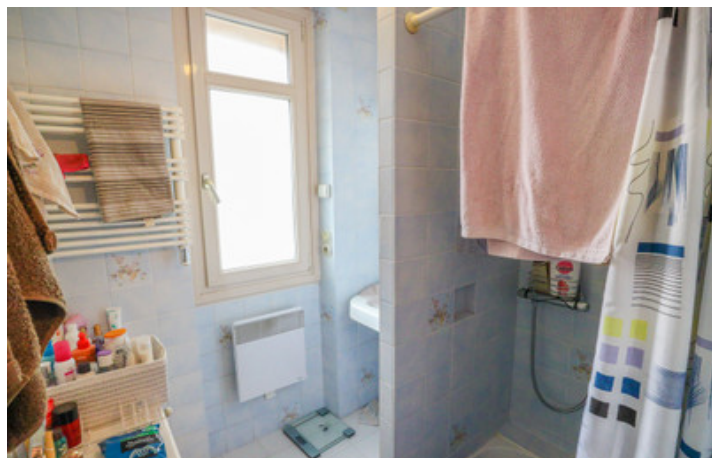


## ENERGY - DPE



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 property consists of:

Dining room with open fireplace 3m x 4m

Lounge/diner 6m x 5m

Toilet

Kitchen 5.60m x 3m

### FIRST FLOOR

Bedroom 1 2.50m x 4.20m

Bedroom 2 2.50m x 4m

Bedroom 3 2.50m x 4m

Bedroom 4 5.30m x 3.70m

Bathroom with shower 2.50m x 4m

Toilet

Loft space

### EXTERIOR

Terrace

2 Garages 30m<sup>2</sup> with electric doors plus first floor space ideal for a workshop or studio

Garden 149m<sup>2</sup> (not attached but very close)

## LOCAL TAXES

Taxe foncière: 700 EUR

## NOTES

The property is ideally located in this lively village which offers a bakers, bar/restaurant, bank, grocers store, newsagent and cinema.

The closest large town is Montmorillon just 30 minutes away by car which has bars, restaurants, supermarkets, choice of commerce, train station, hospital, cinema and public swimming pool.

The area is ideal for walking, cycling and fishing. The Brenne Natural Park is just a short drive away which is known as the land of a thousand lakes with nature spotting areas and beautiful picnic spots.

Both Poitiers and Limoges airports are easily accessible for flights back to the UK. There are good road and rail connections to Paris, the rest of Europe and the UK.

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