

Ref: A23282DCO86

Price: 392 200 EUR

agency fees included: 6 % TTC to be paid by the buyer (370 000 EUR without fees)

Quality renovation, three bedrooms, double garage, covered terraces, water storage, car charger and garden



### INFORMATION

Town: Romagne

Department: Vienne

Bed: 3

Bath: 2

Floor: 182 m2
Plot Size: 2142 m2









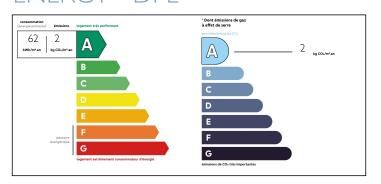




### IN BRIEF

This detached three bedroomed house is a real gem and a rare find. Graded A for energy, making it very economical to run, this property is ready to move into. Tastefully decorated, this house offers confortable, bright and airy living spaces, with a modern fully fitted kitchen which is equipped with dishwasher, fridge, extractor hood, marble work tops and boiler tap. Lounge, boot room, utility room and separate WC completes the ground floor. The first floor, the parental suite, has a bthroom with roll top bath and walk-in shower and a fully fitted dressing room. The upper floor offers two bedrooms and a family bathroom. Outside is a travertin terrace, partly covered for protection from the sun, a garden with a coy carp pond, double garage and car port, an electric car charger and expanse of garden big enough to add a pool if desired. Viewing essential to appreciate the quality of...

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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.





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# LOCAL TAXES

Taxe foncière: 352 EUR

## **NOTES**

#### DESCRIPTION

Detached property, fully renovated to a very high standard, double glazing, underfloor heating on the ground floor and first floor bathroom and radiators to all other rooms serviced by an aerothermal heat pump. This property also benefits from a thermodynamic water tank, water softner, 3.7kW car charger and fast internet speed.

A low height cellar 25m<sup>2</sup> for storage can be accessed from the entrance

Ground floor: oak flooring

Entrance 7m<sup>2</sup> Lounge 19m<sup>2</sup>

Kitchen / dining room 45m<sup>2</sup>

Boot room I I m<sup>2</sup> Utility room 9m<sup>2</sup>

WC with wash hand basin 2.5m<sup>2</sup>

Boiler room 4m<sup>2</sup>

First floor: oak topped clip together flooring

Landing 2m<sup>2</sup> Bedroom 21m<sup>2</sup>

Bathroom 13m<sup>2</sup>comprising of roll-top bath, walk-in shower, wash unit and W.C. leading to dressing room 7m<sup>2</sup>

Upper floor: oak topped clip together flooring

Landing 2m<sup>2</sup>
Bedroom 17m<sup>2</sup>
Shower room 6m<sup>2</sup>
Bedroom 17m<sup>2</sup>

Outside: 3 outside water taps and plenty of outside power points. Access gates for vehicles and pedestrians

Cover terrace just of the boot room

Terrace

Coy carp pond, with a water recuperation tank- fed by the rain water

Double garage, with electricity and car charger. Car port which doubles as another covered terrace.

Dog friendly garden and plenty of space to install a

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