

Superb house / holiday home, walking distance to all amenities. Very energy efficient.

EXCLUSIVE

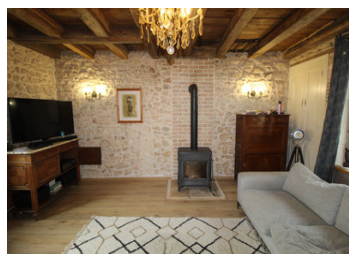


INFORMATION

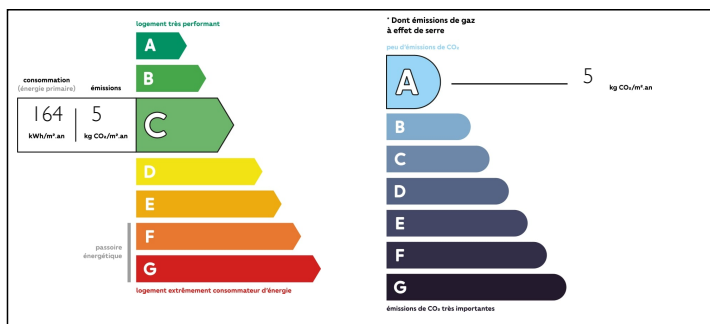
Town:	Saint-Savin
Department:	Vienne
Bed:	2
Bath:	1
Floor:	101.5 m2
Plot Size:	104 m2

IN BRIEF

Well finished with no work to do. Two minute walk to the town square containing vibrant bars and restaurants and weekly markets and hosting concerts and events in the summer months.

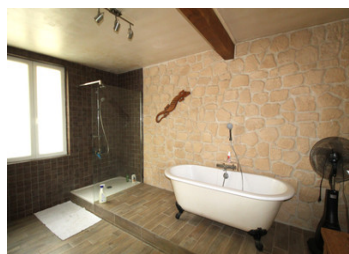


ENERGY - DPE



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 is a large sitting room with a woodburner, the kitchen (27m²) is well fitted and has a door leading to the terraced area and also access to stairs leading to the large cellar space.

On the first floor are two bedrooms, separate WC and a large (14.5m²) bathroom with freestanding bath and enclosed shower unit.

Double glazed throughout this house has been completely modernised whilst retaining it's original charms. Solar panels supplement the water heating system and the heating system is a newly installed arothermal system. A water softener system was installed within the last year.

The local airports of Poitiers and Limoges are both within a 1-hour drive and have regular flights to the UK. The major towns of Montmorillon and Le Blanc are a fifteen minute drive.

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

LOCAL TAXES

Taxe foncière: 470 EUR

NOTES