

Idyllic location 3/4 bed detached house to be renovated with undisturbed views, outbuildings and large garden



INFORMATION

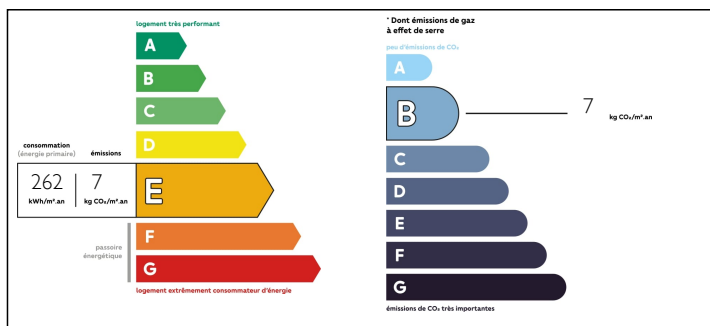
Town:	Marigny-Chemereau
Department:	Vienne
Bed:	4
Bath:	2
Floor:	159 m2
Plot Size:	5900 m2

IN BRIEF

Vivonne - Incredible location for this 159m2 detached 4 bedroom property with undisturbed views. On the ground floor of the house is a large bright dual aspect living/dining room with fireplace, a fitted kitchen, a bedroom, an office and a bathroom. On the first floor there are 3 bedrooms, 2 other rooms that could be used as an office or dressing room, a bathroom and toilet. There is 106m2 of basement space with electric garage door and access to water. There are several outbuildings including parking for a camper van. The house requires renovation but with its 5900m2 garden, panoramic views across the valley and tranquil environment you cannot fail but be charmed.



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

The property features a sturdy century-old oak tree and a variety of fruit trees. Plus, enjoy the security of a new roof backed by a ten-year warranty.

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



LOCAL TAXES

Taxe foncière: 630 EUR

NOTES