LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A28625DD86 Price: 54 995 EUR

agency fees included: 6600 € TTC to be paid by the buyer (48 395 EUR without fees)

Beautiful little 2 bedroomed house with large garden over the road in this sought after village







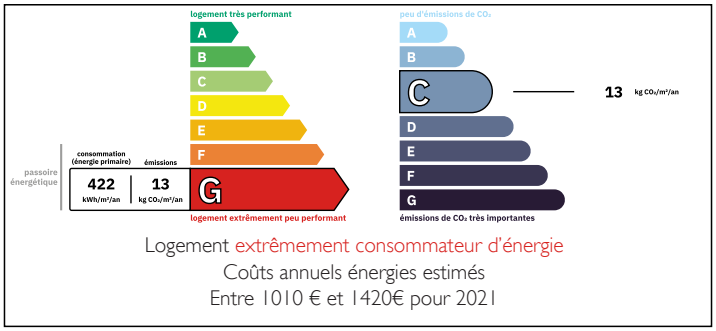








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1010 € et 1420€ pour 2021

INFORMATION

Town:	Queaux
Department:	Vienne
Bed:	2
Bath:	1
Floor:	49 m2
Plot Size:	819 m2

IN BRIEF

This pretty, traditional house could provide an Ideal holiday or permanent home for a couple or small family. It is situated in the centre of the sought-after village of Queaux which has a variety of cafés and bars, a bread machine, garage, hairdresser, art gallery, and an active and fun artistic community.

The village is easy to reach - the nearest railway station is at Lussac-les-Châteaux, just 11 km away. The nearest international airports are at Poitiers (45km) and Limoges (76km)

The nearest hospital is in Montmorillon (23km) and there is a larger hospital in Poitiers (38km)

The house has a lovely sunny sitting room on the ground floor and two bedrooms on the first floor, although you have to walk through one to get to the other, as well as a newly refurbished shower room incorporating a shower, basin...

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.

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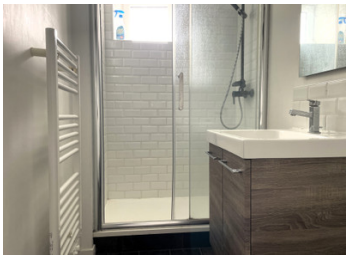
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LOCAL TAXES

Taxe foncière: **119 EUR**

NOTES

DESCRIPTION

Step in through the glazed front door to find yourself in a large living room (28m²) with dining area and the kitchen area (approx. 8m²) at the far end. There is a wood-burning fire in the chimney piece and a large corner cupboard which as well as providing storage, adds beauty and character.

Up the stairs you arrive in the first bedroom (approx.9m²) benefitting from a skylight and lovely exposed beams. Beyond this room is a small passageway leading to the second bedroom (approx. 11.5m²) overlooking the garden. The shower room is off to the right (just over 3m²) which has a shower, basin and toilet. There is also a walk-in cupboard here (approx.1.2m²) providing an excellent additional storage space.

The pièce de résistance is the glorious garden (777m²) ideal for enjoying the sunshine and especially outdoor dining and entertaining, with views down towards the river and a good variety of fruit trees.

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