LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35656LW86 Price: 99 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 000 EUR without fees)

Detached 4/5 bed character house with garden, basement, extension and outbuildings in this pretty village.















INFORMATION

Town:	Saint-Martin-l'Ars
Department:	Vienne
Bed:	5
Bath:	1
Floor:	180 m2
Plot Size:	2249 m2

IN BRIEF

Due to unforseen personal circumstances the vendor is looking for a quick sale and will consider all offers.

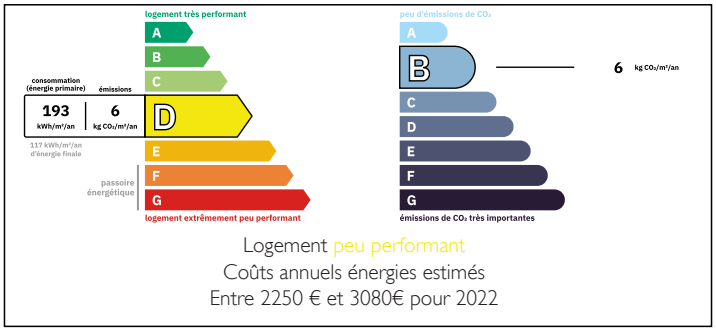
A delightful piece of history this beautiful detached property was the former station hotel (railway now long gone) and the lettering can still be seen on the front of the property.

On the ground floor is a large reception room with kitchen overlooking the back garden. A further reception room at the front of the property would be the ideal dining room or lounge whilst the third good sized room on this level could be the 5th bedroom.

There is a bathroom and separate lavatory on this floor.

On the first floor the central corridor with juliet balcony leads to 4 good sized bright bedrooms whilst the staircase continues up to the loft space above.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2250 € et 3080€ pour 2022

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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LOCAL TAXES

Taxe foncière: **1068 EUR**

NOTES

DESCRIPTION

The front door leads into a small porch and onwards to the hallway running through the centre of this impressive property.
To the left is the full width reception room with double glazed windows at the front and rear of the building. There is a woodburning stove in this room and a fitted kitchen overlooking the back garden.
To the right of the hallway is a smaller reception room with stone mantlepiece (chimney is currently un-lined) at the front of the house and a further room, that cold be used as a bedroom (perhaps owners accomodation if running a B&B), at the rear.
The end of the hallway leads to the bathroom, with walk-in shower, heated towel rail and basin as well as the separate wc. There is also acess to the basement staircase from this hallway.
Upstairs the oak staircase leads to a wide corridor that runs to the front of the property and a pretty juliet balcony. There are 4 good sized double bedrooms on this floor, 2 at the front and 2 at the rear with large double glazed windows.

The basement below is a great space for storing garden furniture/equipment and as a workshop. There is access at the rear to the back garden that has a well and a large open fronted hangar with earth floor.

Adjoining the house is an extension to finish renovating. This space could be developed into a lovely sun room with raised terrace over...