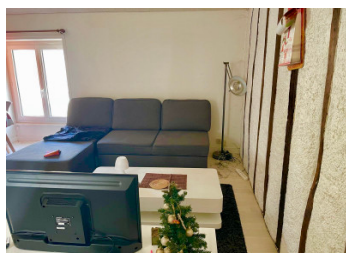


Charming Second-Floor Apartment in the Heart of Poitiers



INFORMATION

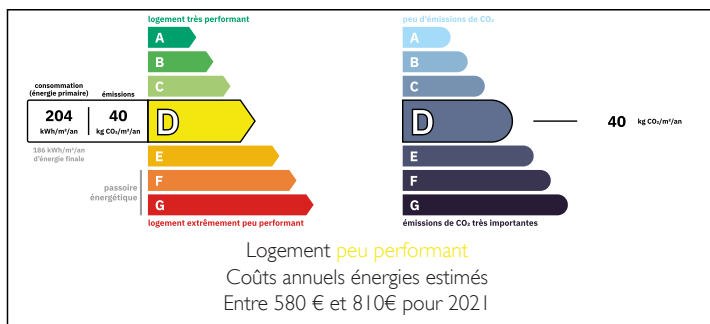
Town:	Poitiers
Department:	Vienne
Bed:	1
Bath:	1
Floor:	30 m2
Outside Space:	1 m2



IN BRIEF

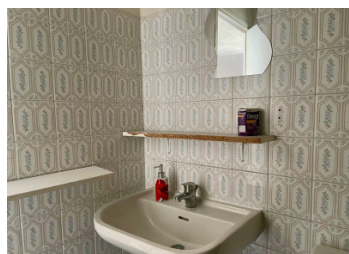
Discover this charming second-floor apartment in the heart of Poitiers! With a bright living space, a versatile office, and a prime location near the town center and Blossac Park, this property is perfect for first-time buyers, investors, or a cozy pied-à-terre.

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

Nestled in the historic city of Poitiers, Vienne, this delightful second-floor apartment offers a perfect blend of urban convenience and tranquil living. Ideally located just steps from the vibrant town center and the lush greenery of Blossac Park, this well-proportioned property is a fantastic opportunity for first-time buyers, investors, or those seeking a stylish pied-à-terre.

The apartment features a welcoming entrance leading to a bright, open-plan living room with an integrated kitchen area, perfect for relaxed living or entertaining. A versatile office space, ideal for teleworking or use as an additional room, adds flexibility to the layout. The modern shower room with WC ensures convenience and comfort. A private cellar provides valuable storage, enhancing the property's practicality.

Property subject to the legal status of co-ownership, total number of lots in the co-ownership: 19, average annual amount of charges 1226 € (provisional vendor's share), the vendor declares that there are no current legal proceedings.

Located in the heart of Poitiers, this apartment places you within easy reach of charming shops, bustling cafes, top-rated schools, and excellent transport links, including the nearby TGV station. The cultural allure of Poitiers' historic architecture, including the iconic Notre-Dame-la-Grande, and the natural beauty of Blossac Park make this an enviable location. Just 45 minutes from Montmorillon and Saint-Savin's UNESCO-listed abbey, this property combines city vibrancy with access to regional treasures. Contact us to arrange a viewing and make this charming apartment yours today!

Co-owned building of 2 units
Provisional annual charges: 1226€

Information about risks...

NOTES