

Charming Townhouse with Garden to Renovate – Centre of La Trimouille

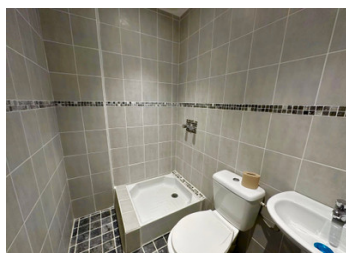
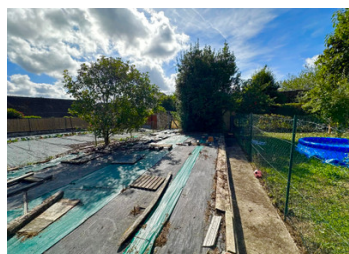


INFORMATION

Town:	La Trimouille
Department:	Vienne
Bed:	2
Bath:	1
Floor:	57 m2
Plot Size:	205 m2

IN BRIEF

In the centre of La Trimouille, this property offers a garden, terrace, and great potential for renovation. With an updated bathroom, mains drainage, and scope to expand, it's an affordable opportunity to create a charming home, whether as a holiday retreat or a permanent base in a lively town.



ENERGY - DPE

DPE not required.

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

Ideally located in the heart of La Trimouille, this character property is just steps from shops, schools, and essential services, and within easy reach of Montmorillon (10–15 minutes) with its hospital, supermarkets, and secondary schools.

The ground floor offers a kitchen, sitting room, shower room, bedroom, and cellar/storage space. On the upper level, you'll find another bedroom or office, with direct access to the garden and terrace — a rare advantage for a town-centre property. A handy garden shed is also included.

The attic provides further potential for conversion (subject to planning permissions), giving the opportunity to add more living space as desired.

The house benefits from mains drainage, updated electrics, and is already wired for electric heating, ready for installation. Public parking is available just in front of the property and nearby.

With its combination of central location, outdoor space, and scope to renovate, this property is a blank canvas with great potential — whether as a permanent residence or a charming holiday getaway.

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

LOCAL TAXES

Taxe foncière: 106 EUR

NOTES