LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

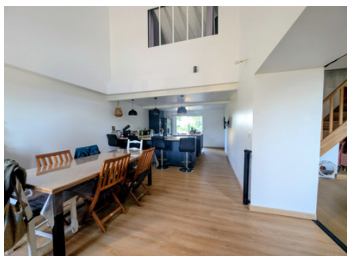
Ref: A39969LAB86 Price: 135 000 EUR

agency fees to be paid by the seller

Renovated Stone House – 98 m Living Space – Near Civray















INFORMATION

Town:	Genouillé
Department:	Vienne
Bed:	2
Bath:	1
Floor:	98 m2
Plot Size:	892 m2

IN BRIEF

Renovated stone house located in a hamlet near Civray and its amenities.

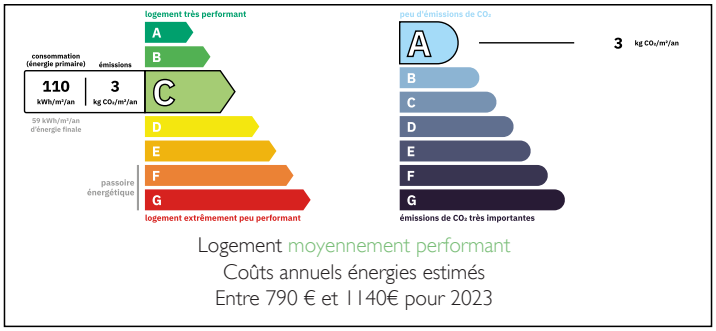
Ground floor: bright living room with fitted kitchen, lounge, shower room with walk-in shower, WC, and utility room.

First floor: landing, office/mezzanine with glass partition, two bedrooms including one with dressing room.

Outside: rear garden, and opposite the house (non-adjoining) a courtyard, barn (part open, part workshop), and garage.

Features: double glazing, air-to-air heat pump with air conditioning, good insulation.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 790 € et 1140€ pour 2023

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39969LAB86 Price: 135 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**323 EUR**

NOTES

DESCRIPTION

Located in a charming hamlet close to Civray and its amenities, this fully renovated stone house combines comfort and authenticity.

Living space: 98 m²

Ground floor:
Bright living room with fitted kitchen: 28.5 m²
Lounge: 19 m²
Shower room with walk-in shower: 5 m²
WC: 1.5 m²
Utility room: 3 m²

First floor:
Landing: 6 m²
Office / mezzanine with glass partition: 6 m²
Bedroom 1: 11 m²
Bedroom 2 with dressing room: 16 m²

Outside:
Rear garden
Opposite the house (non-adjoining): courtyard, barn (part open, part workshop), and garage

Total plot size: 892 m²

Features:
Double glazing
Air-to-air heat pump with air conditioning
Good insulation

A property that combines charm and modern comfort, ideal as a main or secondary residence.

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