

South Loire Valley, 2 independent houses (3 bedrooms) with a view of the countryside, near Loudun/Poitiers axe



INFORMATION

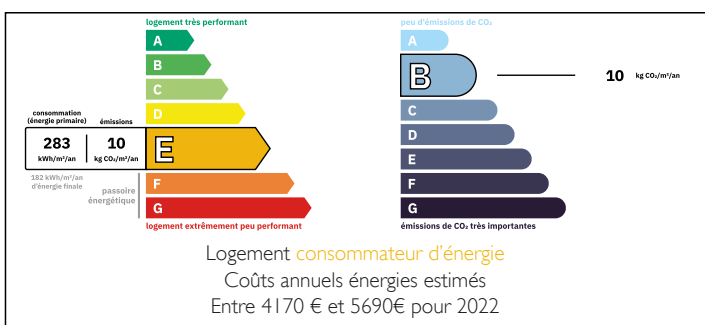
Town:	Verrue
Department:	Vienne
Bed:	3
Bath:	2
Floor:	191 m2
Plot Size:	2595 m2

IN BRIEF

This hamlet property consists of two independent houses separated by a courtyard. One of the houses has one bedroom, while the other includes one bedroom as well as a mezzanine space used as a bedroom. There is a garage with a workshop to complete the property. Each of the two houses has its own covered terrace with a view of the countryside.



ENERGY - DPE



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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

PROPERTY IN DETAIL:

>>First house (approximately 100 m²) with a terrace at the front.

>Ground Floor

-Entrance 12 m² with a relaxation/library area, stairs leading to the main bedroom

-Kitchen 20.6 m² and dining area on the right

-Living room 14.4 on the left with a fireplace and wood stove,

- sport space 21 m² and storage with stairs leading to the mezzanine bedroom.

>First Floor via entrance wooden stairs

-Bedroom 12 m²

-Shower room 8 m² with shower, basin, toilet and storage

>First Floor via living room stone stairs:

-Mezzanine bedroom 12.3 m²

>>Second house (approximately 91 m²):

>Ground Floor

-Entrance 16.3 m² dining room/office with a wood stove, stairs leading to the upper level

-Living room 23 m² with an open fireplace and access to the covered terrace

-Kitchen 9.3 m²

>First Floor

-Bedroom 36 m²

-shower room 5.75 m² with shower, basin and toilets

-Small storage place

NOTES

TECHNICAL POINTS:

-Heating with electric radiators and a wood stove

-Double glazing on some windows

-Non-compliant septic tank

OUTBUILDINGS:

-Covered terraces for each house, a terrace of approximately 15 m² in front of the main house, a