LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40503MP86 Price: 60 000 EUR

agency fees to be paid by the seller

Lovely four bedroom house in the heart of Saint Savin. Massive potential to expand if desired.

EXCLUSIVE



INFORMATION

Town:	Saint-Savin
Department:	Vienne
Bed:	4
Bath:	1
Floor:	134 m2
Plot Size:	519 m2

IN BRIEF

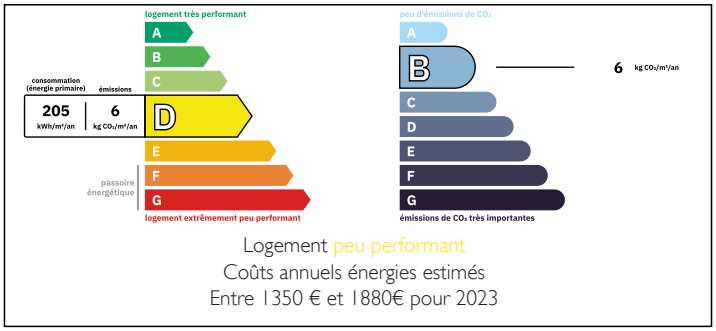
Set in the heart of Saint-Savin the house is a short walk to the town centre facing the Abbey (which is a Unesco World Heritage site) which provides a selection of bars, restaurants, bakeries, weekly market, festivals and other amenities. The location is steeped in history offering a lively and typically French lifestyle. There is also a supermarket as well as infant and a primary school.







ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1350 € et 1880€ 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.

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LOCAL TAXES

Taxe foncière: **768 EUR**

NOTES

DESCRIPTION

Entering the house into a hallway you have a large sitting room to your right (22m²) and a dining room / kitchen straight ahead (22m²). Both of these rooms have air conditioning (both hot and cold) in addition to central heating radiators. There is also a small kitchen with sink and plumbing that leads to a separate toilet and shower room. There are stairs leading to a balcony (6m²) on the first floor which gives access to two bedrooms (12m² each). There are two further bedrooms of 22m2 on the first floor.

The garden is accessed either from the dining room / kitchen or from the small kitchen; it is completely secluded and is an absolute sun trap. There is also access to a massive (113m²) area split into four, including a garage; and above this is a further 25m² of available space - this could be incorporated into the house (with suitable planning permission to provide additional space if wanted).
The main hallway gives access to the first floor which has two large (26m² each) bedrooms. A further flight of stairs gives access to the attic area which is completely insulated and provides a further 72m² of space.
The central heating is powered by a recently installed wood pellet boiler.
The large towns of Montmorillon and Le Blanc are within a 30 minute drive and have all amenities (hospitals, major supermarkets etc.)

Poitiers and Limoges provide airports with flights to the U.K. as well as high speed rail...