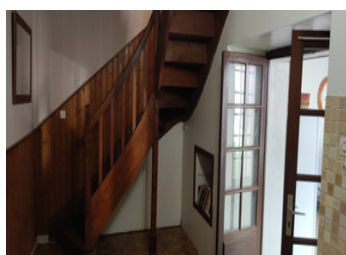


Two bedroom town house with garden within walking distance of amenities.

EXCLUSIVE



INFORMATION

Town:	Chaunay
Department:	Vienne
Bed:	2
Bath:	1
Floor:	103 m2
Plot Size:	831 m2

IN BRIEF

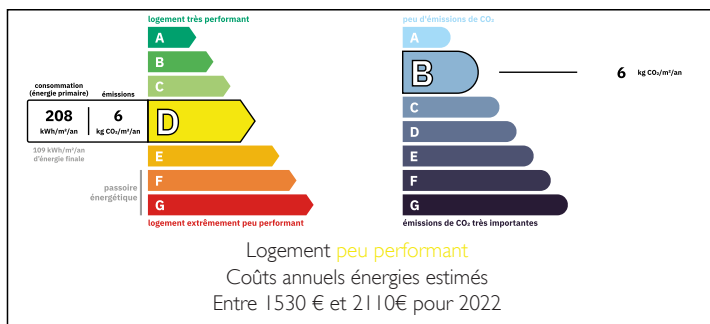
Ideal lock up and leave or a permanent residence in a village to the south of the Vienne. Chaunay benefits from a doctors, pharmacy, physiotherapist, hairdressers, primary school, bakers and a mini supermarket, as well as a bar and restaurant.

This house offers two bedrooms, two bathrooms and an adjoining garden.

Space for parking two cars directly in front of the property and off the road.

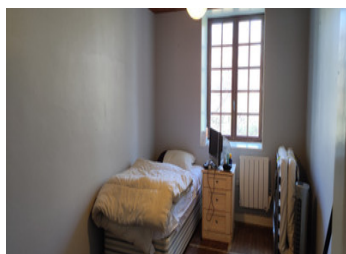
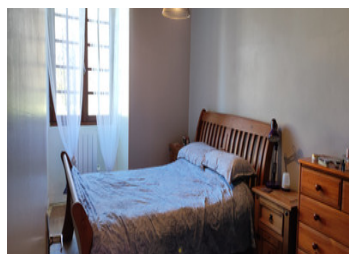
There is easy access to the RN10- for access to north or south.

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

Ground floor.

Entry directly into :

Lounge 26,44m² with woodburning stove.

Kitchen 11,66m²

Stairs to first floor

Dining room 14,53m² door to back garden

Utility room 10,27m² with shower, W.C. and wash basin and connections for the washing machine

Upstairs :

Landing 7,31m² fitted cupboards

Bedroom 11,32m² with fitted cupboards

Bedroom 13,65m² with fitted cupboards

Outside :

Garden shed built out of concrete blocks.

Courtyard and garden

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

LOCAL TAXES

Taxe foncière: 539 EUR

NOTES