

Characterful 4 bed property with an easy to manage garden in one of France's favourite villages

EXCLUSIVE



INFORMATION

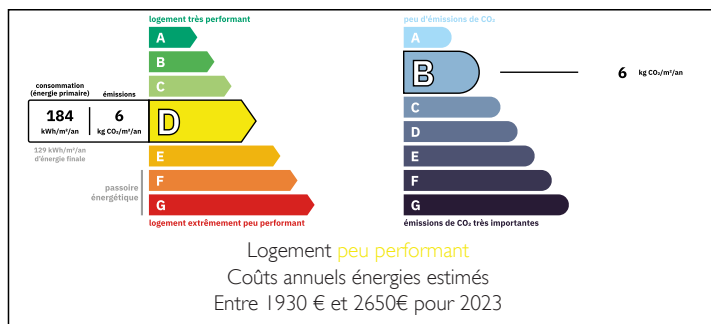
Town:	Angles-sur-l'Anglin
Department:	Vienne
Bed:	4
Bath:	3
Floor:	146 m2
Plot Size:	138 m2

IN BRIEF

This is an ideal 4 bed family/holiday home set in one of the most beautiful and sought after village locations in France. The property has an entrance hall with a cloakroom, then off to the right is a small but perfectly formed kitchen and a living room with both having access to the garden and patio. Off to the left is a living/dining room and this leads to a room which goes from the front to the back of the property, which is currently used as a storage/laundry area but if required could be transformed in a large kitchen/dining room and also has access to the garden. A staircase leads from the entrance hall to the first floor which has a landing area, a bedroom with ensuite shower room, a family bathroom and 2 more bedrooms. Another staircase...

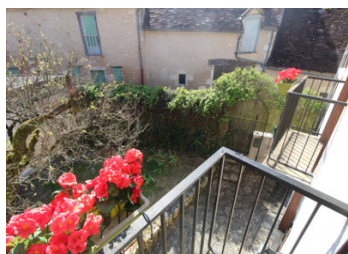


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 767 EUR

Taxe habitation: 774 EUR

NOTES

DESCRIPTION

Here we have an ideal 4 bed holiday home set in one of the most beautiful and sought after village locations in France. The property has an entrance hall with a cloakroom, then off to the right is a small but perfectly formed kitchen and a living room with both having access to the garden and patio. Off to the left is a living/dining room and this leads to a room which goes from the front to the back of the property, which is currently used as a storage/laundry area but if required could be transformed in a large kitchen/dining room and also has access to the garden. A staircase leads from the entrance hall to the first floor which has a landing area, a bedroom with ensuite shower room, a family bathroom and 2 more bedrooms. Another staircase leads to a bedroom with an ensuite shower room on the second floor. To the outside of the property is a patio, small garden area and also a storage shed. The property is within easy walking distance of the bakery, bars/restaurants and the chateau ramparts in the village of Angles sur l'Anglin which is officially classified as one of the most beautiful villages in France. It is only around 10mins from both St Savin with its UNESCO listed abbey and La Roche-Posay which is famous for its thermal bath cures and spa centres that use the exceptional qualities of the natural spring water for their...