LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44681AF86 Price: 255 730 EUR

agency fees included: 7 % TTC to be paid by the buyer (239 000 EUR without fees)

Characterful 5 bed property with secure pool and games room in a quiet hamlet setting

EXCLUSIVE















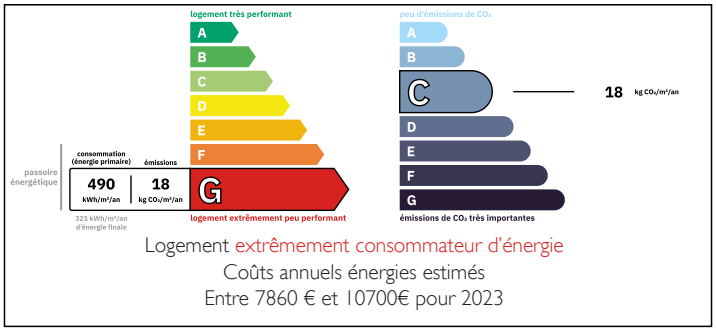
INFORMATION

Town:	Leugny
Department:	Vienne
Bed:	6
Bath:	4
Floor:	185 m2
Plot Size:	865 m2

IN BRIEF

This impressive 5 bed property sits in a quiet hamlet around 15mins from Châtellerault, which has all amenities as well as a TGV station and access to the A10 motorway (Paris/Bordeaux). The property also benefits from a games room which can double as guest accommodation if required and a swimming pool with patio and security fence. On the ground floor is a large living/dining room, kitchen, sitting room, bedroom, bathroom, a separate wc and a corridor with staircase leading to the first floor landing which gives on to a shower room, 3 bedrooms and an office space. Another staircase leads from the living/dining room and gives access to a shower room and the 5th bedroom. To the outside is the lovely pool terrace, several storage sheds and the games room. The hamlet is just a short drive from...

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 7860 € et 10700€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière: **1005 EUR**

NOTES

DESCRIPTION

This impressive 5 bed property sits in a quiet hamlet around 15mins from Châtellerault, which has all amenities as well as a TGV station and access to the A10 motorway (Paris/Bordeaux). The property also benefits from a games room which can double as guest accommodation if required, a swimming pool with patio and security fence and another patio to the rear of the property. On the ground floor is a large dual aspect living/dining room with a wood burner, exposed wooden beams and stone walls and 2 mezzanine levels and access directly to both patios, next comes the kitchen which has a wooden ceiling. Then there is a sitting room with feature fireplace and wood burner, a bedroom, bathroom, and separate wc all off a corridor with a wooden staircase leading to the first floor landing which gives on to a shower room, 3 bedrooms and an office space on the mezzanine. Another staircase leads from the living/dining room and gives access to a shower room and the 5th bedroom. To the outside is the lovely pool and terrace, several storage sheds and the games room, which has a shower room and a potential bedroom on the first floor. There is a second patio to the rear and ample parking. The hamlet is just a short drive from a village with a bar/restaurant and less than 10km from towns with all amenities, under an hours drive from Ryanair served airports at Tours and...