LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44873LW86 Price: 122 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (113 000 EUR without fees)

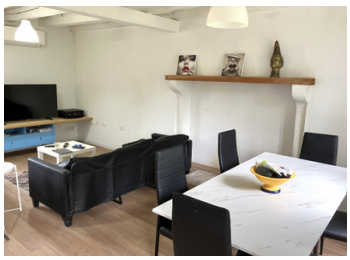
Attractive, renovated, stone farmhouse with garden















INFORMATION

Town:	Adriers
Department:	Vienne
Bed:	2
Bath:	2
Floor:	115 m2
Plot Size:	1175 m2

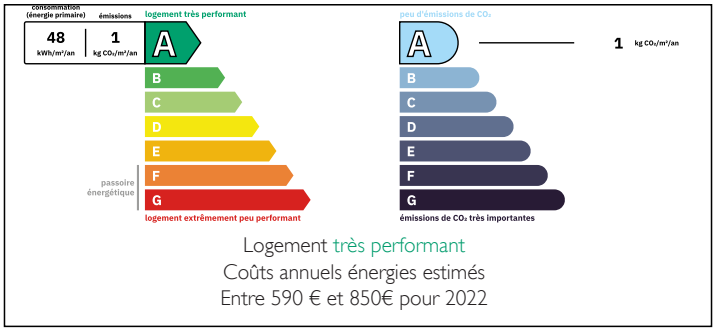
IN BRIEF

A rare find this stunning stone property has been well renovated to attain a superb energy efficiency rating.

Located in a small hamlet only a few minutes from the village centre this property is the perfect mix of old world charm and modern touches. With new heat pump heating system, thermo-dynamique hot water heater, quality double glazing, solar roller shutters, top level insulation and updated electric installation this house is perfect for those looking to move in and enjoy immediately.

With 2 huge bedrooms on the first floor and a potential 3rd bedroom on the ground floor, depending on your needs this attractive property must be seen to be appreciated.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 590 € et 850€ pour 2022

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: **480 EUR**

NOTES

DESCRIPTION

The central entrance hall welcomes you into this bright property with attractive wooden staircase leading. At the rear of this hall is the laundry room, housing the washing machine, modern hot water heater and plenty of room for storage. There is also a separate wc with sink.

To the left of the entrance is a large reception room (32m²) with window to the front and door out to the back garden. The kitchen has a brand new induction hob and fitted electric oven as well as low level units and space for a dishwasher. There is plenty of space in this room for a dining area as well as a cosy lounge space.

The other side of the hallway is another large, bright room (32m²) that would be ideal as a second reception room or as the 3rd bedroom thanks to the newly fitted ensuite shower room and fitted cupboard.

Upstairs the large landing leads to 2 large bedrooms with exposed beams and huge velux windows flooding the rooms with light. There is also a good sized family bathroom on this level with a bath, wc, sink and separate shower cubicle.

Outside there is a nice sized back garden with gated access to the side of the house as well as a shed ideal for storing your outdoor furniture.

Located in a small hamlet enjoying beautiful views of the countryside this property is only a few minutes drive from the friendly village of Adriers...