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Ref: A45197DEG86 Price: 89 980 EUR

agency fees included: 10 % TTC to be paid by the buyer (81 800 EUR without fees)

Attractive Longère-Style Hamlet House with 3 Bedrooms, Garden & Parking







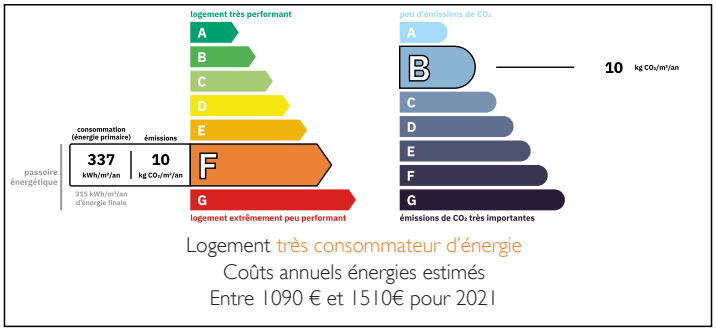








ENERGY - DPE



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INFORMATION

Town:	Thollet
Department:	Vienne
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	699 m2

IN BRIEF

Situated in a charming hamlet just outside Thollet, this beautiful farmhouse offers comfortable single-level living, with all accommodation conveniently located on the ground floor. There is also excellent potential to convert the loft space into additional living accommodation, subject to the necessary planning permissions.

The property comprises three bedrooms, a spacious fully equipped kitchen/dining room, a welcoming living area, a family bathroom and a separate WC. A large storage room as well as space for tools and garden equipment this well presented house is ready to move it providing an ideal blend of character and practicality.

Outside, the attractive garden features a private driveway, a terrace, a covered seating area, and a hot tub. This wonderful outdoor space creates the perfect setting for relaxing evenings or entertaining

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:	**297 EUR**

NOTES

DESCRIPTION

The property is approached via a private driveway, with the garden situated to the right and the house to the left.

Entering through the front door, you are welcomed into the spacious kitchen/dining room (5.95m x 4.13m). This bright and inviting room features a fitted kitchen with electric hob and oven, sink, ample cupboard space, and a central island. Characterful exposed beams, tiled flooring, and windows overlooking the garden enhance the charm of this space.

A large storeroom (2.75m x 1.92m), currently without a window, provides excellent additional storage.

Bedroom 3 (3.86m x 2.84m) is a comfortable double bedroom with double glazing and tiled flooring.

To the left, elegant glazed double doors open into the living room (5.13m x 3.92m), a warm and welcoming space featuring a wood-burning stove and double patio doors leading directly onto the garden.

Two further bedrooms are accessed from the living room:

Bedroom 1 (2.95m x 2.55m) – Double bedroom with tiled flooring, overlooking the front of the property.
Bedroom 2 (2.53m x 2.00m) – Double bedroom with tiled flooring, also overlooking the front of the property.

From the kitchen, a hallway (2.14m x 1.00m) leads to a separate WC with washbasin, as well as a cupboard housing the large electric hot water tank. The generous family bathroom (2.58m x 3.72m) comprises a walk-in shower, bath with shower attachment, macerator WC, and washbasin.