LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45896MP86 Price: 120 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (110 092 EUR without fees)

Longere property with 3-4 bedrooms. Views to the valley of the Gartempe river. Large woodlands.

EXCLUSIVE















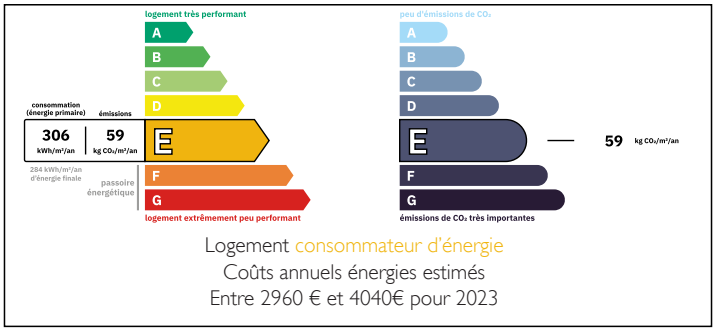
INFORMATION

Town:	Nalliers
Department:	Vienne
Bed:	4
Bath:	2
Floor:	130 m2
Plot Size:	13113 m2

IN BRIEF

Built in 1826 the property has been extended to provide three - four bedrooms. It is set in over three acres of land with large woodland area and large garden with views towards Nalliers and the valley of the river Gartempe. the house is a ten minute to the town centre of St. Savin facing the Abbey (which is a Unesco World Heritage site) which provides a selection of bars, restaurants, bakeries, weekly market, festivals and other amenities. The location is steeped in history offering a lively and typically French lifestyle.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2960 € et 4040€ 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.

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NOTES

DESCRIPTION

Entering the property into the kitchen (15m2) to the right is a double door to the large sitting room / dining room (28m2) which is equipped with a woodburning fire; there are and a smaller storage area (4m2). A door leads to the master bedroom (17m2) also has double doors to the garden. Continuing from the kitchen is a hallway with a seperate shower and toilet, leading to the second bedroom (12m2) which also has double doors. The hallway continues to the third bedroom (10m2) and to the utility room with (12m2) with additional storage of 10m2 There is a further room in the garden of 10m2 which is currently used as an office but could provide a fourth bedroom. The property has oil fired central heating.

There are a number of large oubuildings including a garage.

The large towns of Montmorillon and Le Blanc are within a 30 minute drive and have all amenities (hospitals, major supermarkets etc.)

Poitiers and Limoges provide airports with flights to the U.K. as well as high speed rail links to Paris and Lille for ongoing connection to Eurostar.

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