LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47258LW86 Price: 139 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (130 000 EUR without fees)

Pretty, 3 bed, detached house with garden and garage















INFORMATION

Town:	Luchapt
Department:	Vienne
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	865 m2

IN BRIEF

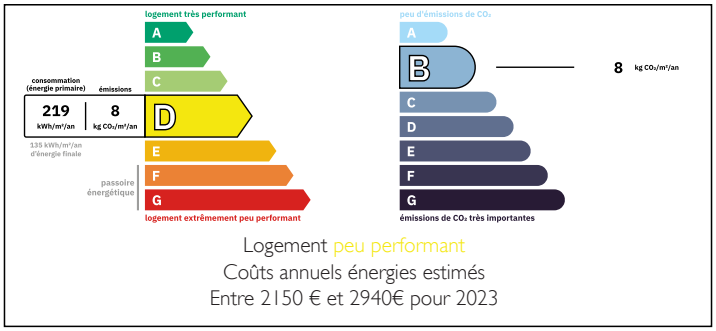
A superb property in a peaceful hamlet a few minutes from the village of Luchapt. The attractive, detached house has been nicely renovated inside with a modern fitted kitchen and bathrooms (one on each level).

There are 3 bedrooms in total, 1 of which is on the ground floor.

The back garden is a super space, with plenty of room for a pool if required and beautiful views of the surrounding countryside.

The detached garage is a real bonus, with electricity installed and a concrete floor.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2150 € et 2940€ 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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LOCAL TAXES

Taxe foncière:	**375 EUR**

NOTES

DESCRIPTION

This pretty house is located in a residential hamlet only a few minutes drive from the friendly village of Luchapt.

Downstairs is a welcoming entrance hall, with separate downstairs toilet. To one side of the property is the superb living area, a large L shaped space the whole width of the house, with a lounge area with woodburning stove, dining area with door out to the back garden and a beautiful modern kitchen.

The other side of the ground level of this property has a double bedroom, over-looking the garden, a stunning bathroom with a bath and a separate shower, a laundry room and also a utility space housing the hot water heater.

On the first floor there is a immense landing that is large enough to be used as an office, reading room or even to accomodate guests. Either side of the landing are 2 pretty bedrooms, one of which has a new ensuite bathroom as well as a small dressing area/walk-in wardrobe.

At the rear of the house steps lead down to the back garden with lovely views across the counrtyside and plenty of space for a pool and a vegetable patch. The garden leads around the side of the house with gates to the street at the front, a shaded seating area and pedestrain access to the garage (31m²) with solid floor and electrical installation.

Double glazed throughout, modern kitchen and bathrooms, heating via electric radiators. The indvidual septic system is...