

Superb 2 bed property with beautiful garden and a garage in a friendly hamlet. Ideal holiday home



INFORMATION

Town:	Saint-Martin-l'Ars
Department:	Vienne
Bed:	2
Bath:	1
Floor:	73 m2
Plot Size:	977 m2

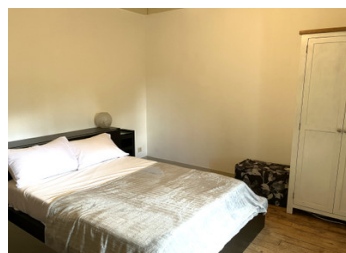
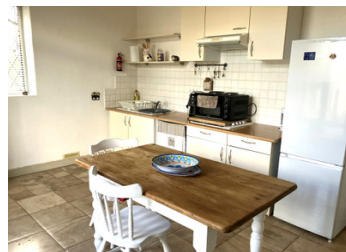
IN BRIEF

This attractive semi-detached property offers bright, welcoming rooms, recent double-glazed windows, modern bathrooms and charming wooden floors on the first floor. The accommodation comprises 2 reception rooms and a bathroom downstairs, with 2 double bedrooms and a superb bathroom on the first floor.

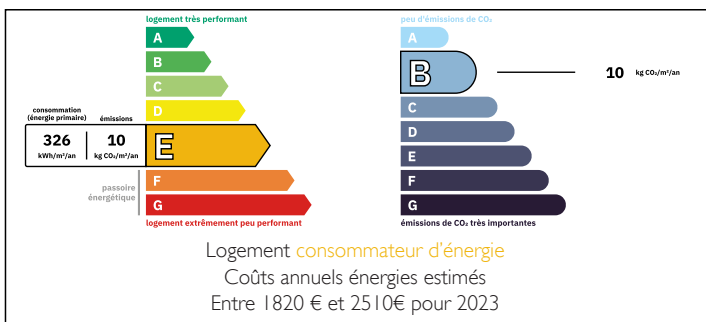
The individual drainage system is a recently installed micro-station that conforms to current regulations.

The large garden extends from the rear of the house, with a gravel patio area, around to the side where there is a private driveway and a generous lawn. There is space for the above-ground pool, as well as a raised terrace beneath the shade of the mature trees.

This property would make an ideal holiday home or full-time residence and is ready to be enjoyed by its new owners.



ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 350 EUR

NOTES

DESCRIPTION

Located in a hamlet with neighbours nearby, surrounded by beautiful countryside and only a few minutes drive to the village centre with its local shop, bistro, restaurant and small lake, this lovely property is ideally situated.

Recently fitted, energy efficient double glazed doors welcome you from the courtyard at the front of the house with its attractive railings and gate to the street. The bright kitchen and dining room at the front of the house has beautiful floor tiles, fitted units and a charming original cupboard set into the wall, perfect for a storage. Leading through to the back of the house you find the welcoming living room with double glazed french windows leading out to the rear patio, and offering a superb view of the garden. There is a well fitted downstairs bathroom, next to the lounge, with a lavatory, sink and shower.

From the kitchen a door leads to the wooden staircase that climbs upto the first floor and a nice, bright, landing. The rear bedroom overlooks the patio and garden (14.6m²). At the front is the second bedroom with large window and plenty of spaced for wardrobes (12m²). There is also a beautifully renovated bathroom with privacy glazed window to the front of the house, a lavatory, sink and shower.

Outside the gated, gravel driveway extends the full width of the house offering lots of parking. There is a large lawn area with above ground pool, a raised terrace...