LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A47841JBH86 Price: 162 000 EUR

agency fees included: 8 % TTC to be paid by the buyer (150 000 EUR without fees)

Detached three bedroom country house















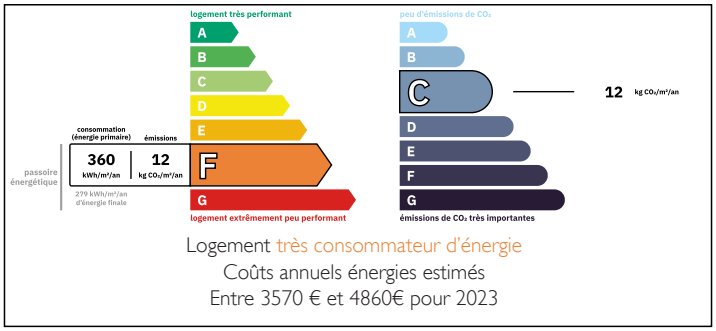
INFORMATION

Town:	Saint-Romain
Department:	Vienne
Bed:	3
Bath:	2
Floor:	158 m2
Plot Size:	1688 m2

IN BRIEF

A pretty three bedroom, detached country house set on a landscaped plot of 1688m2. The house has three good size bedrooms, the largest of which is situated on the ground floor within easy access to the family shower room.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3570 € et 4860€ 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:	**409 EUR**
Taxe habitation:	**525 EUR**

NOTES

DESCRIPTION

A pretty three bedroom, detached country house set on a landscaped plot of 1688m2. The house has three good size bedrooms, the largest of which is situated on the ground floor within easy access to the family shower room.

You enter the house directly into the welcoming fully fitted kitchen, with Bosch integral oven, microwave and gas hob. The breakfast bar forms one side of the open kitchen. To the left you enter the large lounge with windows to both sides and patio doors to the rear terrace. The lounge is heated by a recently fitted log burner and electric radiators.

Also situated on the ground floor is the largest of three bedrooms, a family bath and shower room, separate WC and storage room.

The wooden staircase leads you the master suite, featuring an en-suite shower room and walk in wardrobe. The third bedroom is on the opposite side of the hallway.

Outside the garden wraps around the property with mature trees giving welcome shade in the summer months. Lavender filled flower beds border several seating areas created around the garden to take in the sun or shade as the day progresses.

To the rear of the house is a raised terrace giving views of the open countryside.

The current owners have a 4.5m round above ground pool installed.

The house has a lovely link to local history. A celebrated artist Reve FUMERON lived and created his art at the house, famous for his tapestries and wall art. He was...