LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48244TAL86 Price: 336 900 EUR

agency fees to be paid by the seller

Large stone house, currently split into two 2-bed homes - could be reunified, double garage, huge caves!















INFORMATION

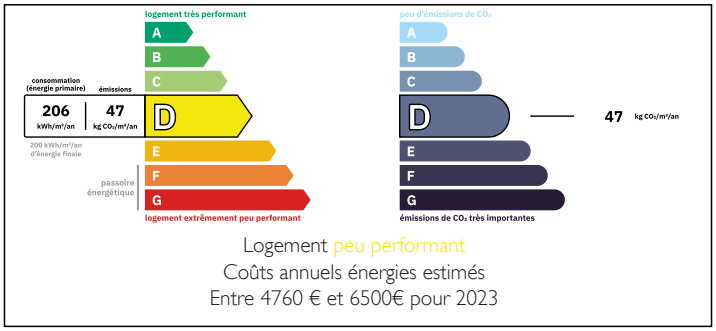
Town:	Colombiers
Department:	Vienne
Bed:	4
Bath:	2
Floor:	226 m2
Plot Size:	4791 m2

IN BRIEF

With far-reaching views over the countryside below, this property is perfectly positioned at the peak of a small village only 12 km from Châtellerault, 25 km from Poitiers, and 15 km from the popular tourist attraction of Futuroscope.

One house, currently split into two two-bedroom homes, each with kitchen, bathroom, living room, etc. Double garage, garden, woods, outbuildings (including protected parking for multiple vehicles) and some truly remarkable troglodyte caves.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4760 € et 6500€ 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

With far-reaching views over the countryside below, this property is perfectly positioned on the edge of a small village only 12 km from Châtellerault, 25 km from Poitiers, and 15 km from the popular tourist attraction of Futuroscope.

The first unit (accessible from the street) is currently rented out for 650 € a month, and comprises:

On the ground floor: Entrance (5 m²) with staircase and access to a surprisingly spacious WC with washbasin. To the left of the entrance hall is the kitchen (17 m²) with storage cupboard (2 m²), and beyond that is access to the double garage (30 m²) with ample space for vehicles and storage. It also houses the fuel boiler that runs the central heating for the entire property. To the right of the entrance hall is the living room (23 m²) with a door out to the porch, with gates to the front and open to the garden to the rear.

Upstairs : a spacious landing (7 m²) with office nook leads to a bathroom with shower and vanity unit (7 m²), as well as two generously-sized bedrooms (18 m² and 19 m²)

The second unit is accessible by following the drive to the left of the house and entering through the veranda (29 m²), from where a door leads into the main living space (52 m²) which includes a well-equipped kitchen at one end and a staircase at the other. An "insert" type fireplace is cleverly positioned in the wall between...