LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48724DB86 Price: 88 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (80 000 EUR without fees)

Very attractive 3 bedroomed holiday cottage with garden in quiet hamlet















INFORMATION

Town:	Thollet
Department:	Vienne
Bed:	3
Bath:	1
Floor:	92 m2
Plot Size:	931 m2

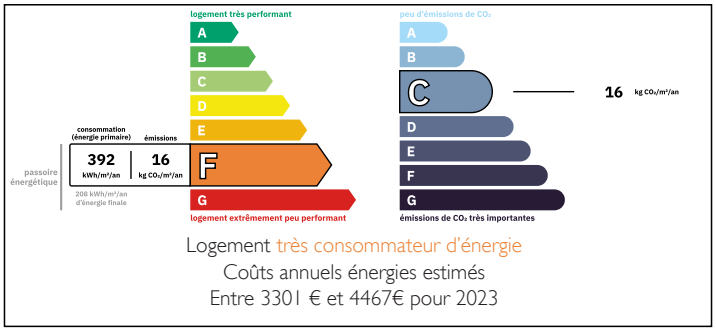
IN BRIEF

An ideal property and location for a holiday home in France. This detached property has a small garden at the front which is easily maintainable and is always bathed in sunshine.

The property has been tastefully renovated to keep the character of the stone building and has a well equipped kitchen, comfortable lounge with wood burner, bathroom with shower and two double bedrooms on the ground floor plus a utility room. Heating is provided by electric radiators.

On the first floor a comfortable bedroom has been created in the loft space.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3301 € et 4467€ 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: **203 EUR**

NOTES

DESCRIPTION

This property consists of:
GROUND FLOOR
Kitchen 2.90m x 3m
Lounge with beams and log burner 5.25m x 6m
Bathroom 1.80m x 2.80m
Bedroom 1 4.66m x 2.30m
Bedroom 2 3.35m x 6m
Utility room

FIRST FLOOR
Bedroom 3 with velux 4.50m x 2.80m

EXTERIOR
Garden at front
Attached storage sheds
2 plots of land not attached

The rural location of this property means that there are a couple of villages within 10 minutes by car for essentials and the closest main town with all amenities is Montmorillon within 25 minutes by car. This town offers bars, restaurants, supermarkets, choice of commerce, train station, hospital, cinema and swimming pool.
Both Poitiers and Limoges are easily accessible for flights to the UK and other European destinations.

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