

A lovely hamlet property with a large attached garden

EXCLUSIVE



INFORMATION

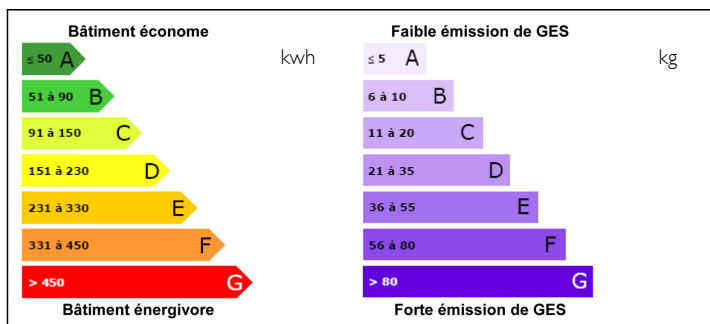
Town:	Luchapt
Department:	Vienne
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	3929 m2

IN BRIEF

Ideal lock up and go holiday or permanent home with enough land for small animals / vegetable gardens



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.



DESCRIPTION

On the ground floor

Living room 3.2m x 4.5m with a wood burning stove

Fitted kitchen / dining room 4.5m x 3.1m

Bathroom - 2.9m x 2.2m

On the first floor there are three bedrooms. 3.5m x 3.5m; 3.1m x 4m & 2.5m x 3m - Toilet

This is a very light and airy house - ready to occupy immediately.

To the rear of the house is a wooden deck area, to catch the afternoon sun and a garden, currently used as a vegetable plot. Beyond this is a further parcel of land with trees. This can also be accessed via the road into the hamlet on which will be found the garage and the hangar.

Windows - double glazed

Heating - wood burner and electric radiators

Fosse septique

The hamlet, served by a regular bread/grocery van, is walking distance from Luchapt itself where you can visit the weekly market and about ten minutes drive from L'Isle Jourdain.

L'Isle Jourdain is a thriving market town on the River Vienne. The town has a good selection of shops, bars, restaurants and a supermarket. There is a municipal swimming pool and tennis courts.

In this part of the Vienne there are many marked footpaths which are popular with ramblers and the town is a good base for water based activities including fishing and canoeing. For the brave at heart one can even try bungee-jumping off the old railway viaduct.

The area is easily accessed via the international airports at Limoges and Poitiers (Ryanair...

LOCAL TAXES

Taxe foncière: 126 EUR

NOTES