

Five bedroom house with over 470m2 of outbuildings. Not overlooked by neighbours.



INFORMATION

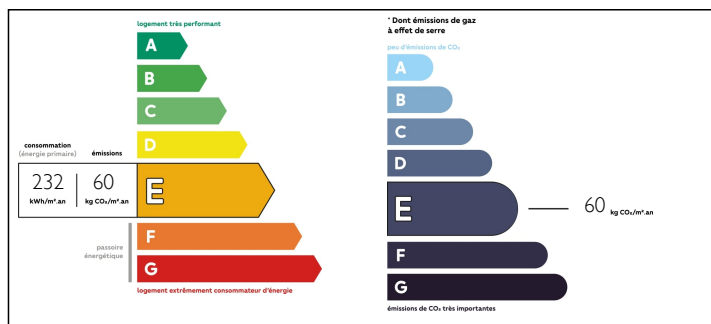
Town:	Béthines
Department:	Vienne
Bed:	5
Bath:	1
Floor:	160 m2
Plot Size:	2658 m2



IN BRIEF

In the village of Bethines, which has two restaurants (one of which is also the general store / post office open 365 days a year!) and a ten-minute drive to either the town of Le Blanc or St. Savin. This large house is a two-minute walk from the local shop. The house is on mains drainage and has oil fired central heating. There are various outbuildings totalling 476m2 and a large, secluded garden.

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 is a large sitting room (25m²) with an open fireplace; with glass doors to the front of the house and a window to the side this room is very light and airy. There are two bedrooms (12m² and 11m²); there is a large dining room (17m²) which opens into a study (10m²). There is also a bathroom (7m²) and separate toilet.

On the first floor is a large bedroom (15m²) and a study which could be used as an additional bedroom.

The cellar / garage runs below the whole house and is 75m² as well as having a separate room (which could provide a bedroom) of 17m². There is an additional room (currently accessed from outside but could be incorporated) of 16m².

In addition to the large garden there are seven outbuildings totaling over 450m².

Limoges and Poitiers are both one hour and provide both high speed trains with links to Eurostar as well as airports with frequent flights to the U.K.

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

LOCAL TAXES

Taxe foncière: **665 EUR**

NOTES