

High quality three bedroom farmhouse renovation with pool and outbuildings.



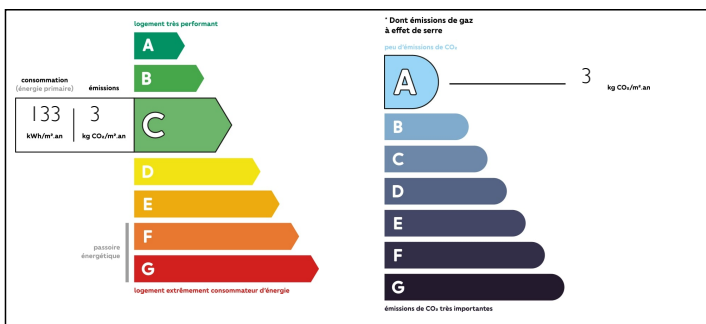
INFORMATION

Town:	Saint-Germain
Department:	Vienne
Bed:	3
Bath:	1
Floor:	149 m2
Plot Size:	2745 m2

IN BRIEF

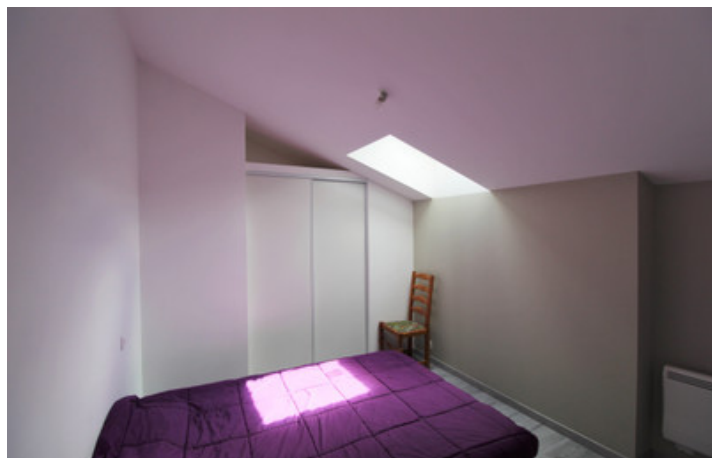
This farmhouse property has been completely renovated and is in superb condition. The centrepiece of the house is the lounge / dining area which is a massive 52m2 full of light, with two sets of large glass doors looking out to the patio area. The room has both a wood burning fire and a wood pellet burning fire. The large well equipped kitchen (15m2) adjoins the main room. There are three bedrooms (10m2, 9m2 and 9m2) two of which have built-in storage. There is a shower room and a separate WC. A large utility room is fully plumbed for washing machines etc. Directly accessed from the house is a large room (37m2) with a WC that could be used for additional bedrooms if wanted.

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

In addition to the swimming pool the exterior has a store room (21m²), covered parking area and a large barn. The garden has a variety of fruit trees and the property is accessed via electric gates.

The town of St. Savin (Unesco world heritage site) is less than a five minute drive and the larger towns of Montmorillon and Le Blanc are both within a fifteen minute drive. Poitiers and Limoges are both within an hour's drive and provide flights to the UK as well as TGV rail link to Paris and Lilles to connect to Eurostar. There is the possibility to buy more land if wanted by separate negotiation with the seller

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

LOCAL TAXES

Taxe foncière: 763 EUR

NOTES