

Town house.

EXCLUSIVE



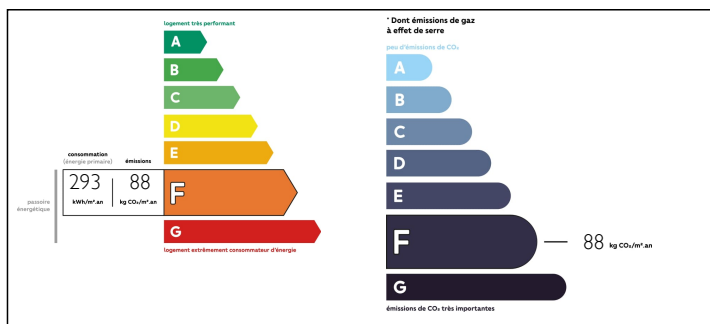
INFORMATION

Town:	La Trimouille
Department:	Vienne
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	96 m2

IN BRIEF

Situated in a quiet street in the heart of La Trimouille near shops and bars and a short walk to the riverside. The first floor has been completely renovated to provide a sitting room, kitchen, two bedrooms and shower room. The bedrooms both have doors opening onto the roof terrace.

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

Renovations include re-wiring and a new Bosch boiler; there are a few minor finishing touches which the owner plans to complete early in 2023.

On the ground floor there is a hallway (which could be used as an office or small sitting room), a garage and two rooms to the rear. These could easily be renovated to provide extra accommodation.

La Trimouille is a pleasant town on the banks of the river Benaize with a bakery/tearoom/ grocery store, pharmacy, hairdresser, cinema and schools. Equidistant from the airports at Poitiers and Limoges this could be the perfect getaway holiday home.

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

NOTES