

Poitiers centre - 230m2 - 5 bedroom house with 2 private courtyards and secure parking (additional price)

EXCLUSIVE



## INFORMATION

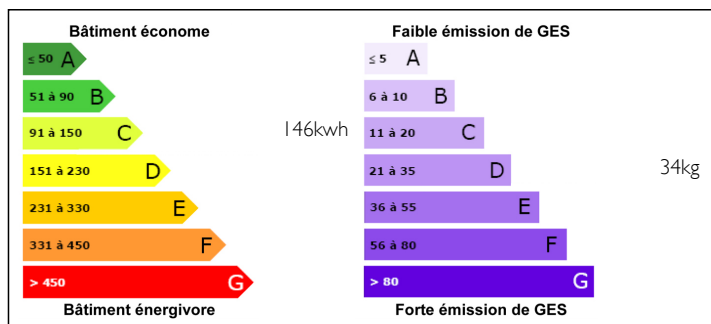
Town:	Poitiers
Department:	Vienne
Bed:	5
Bath:	2
Floor:	230 m2
Plot Size:	42 m2

## IN BRIEF

Discover the vibrant heart of downtown Poitiers with this versatile property, offering 230m<sup>2</sup> of unlimited possibilities. The property is composed of 2 living rooms, kitchen, dining room, 5/6 bedrooms, 2 bathrooms, office, laundry room, 2 courtyards and private parking. Whether it's for family comfort or a sound investment, seize the joy of urban living in Poitiers.

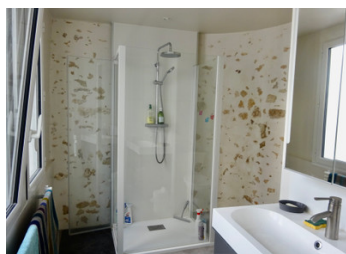


## ENERGY - DPE



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

Embrace the vibrant allure of central Poitiers with this captivating property, an embodiment of versatile living and investment potential. Spanning an impressive 230m<sup>2</sup>.

On the ground floor there is a large entrance hall leading you into a living room adorned with natural light and offering access to a serene courtyard oasis of around 32m<sup>2</sup>. The equipped kitchen flows into the dining room, which extends to a second courtyard, offering an enchanting setting for alfresco dining on a 10m<sup>2</sup> surface. On this level there is also an office, laundry room and toilet

Ascending to the second floor, you'll be greeted by a generously-sized living room, where the open fireplace creates a warm atmosphere, complemented by a charming mezzanine of around 15m<sup>2</sup>, ideal for a quiet office space or creative retreat. Here, five bedrooms await you, ranging from 10m<sup>2</sup> to 25m<sup>2</sup>. The convenience of a shower room and bathroom makes living effortless for all residents. On the third floor there is a large space that could be used for a bedroom/games room or large office. This enchanting property is complemented by a spacious cellar, offering additional storage options, and the option of secure parking at an additional cost, offering peace of mind amid the hustle and bustle of central Poitiers.

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

## NOTES