

Attractive bungalow with 3 bedrooms, garage and lovely views



INFORMATION

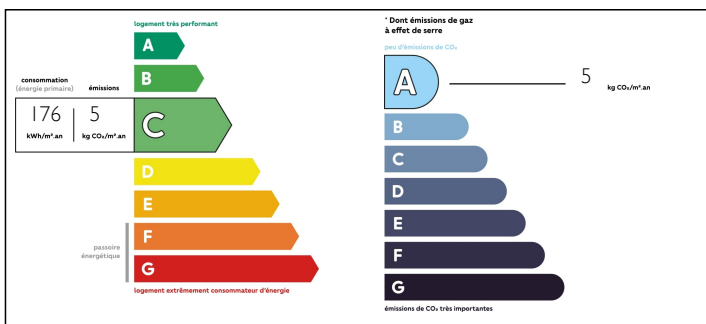
Town:	Gençay
Department:	Vienne
Bed:	3
Bath:	1
Floor:	95.33 m2
Plot Size:	1378 m2

IN BRIEF

This attractive modern bungalow built in 2012 is in excellent condition and offers comfortable and low maintenance living accommodation. The garden is a good size, there is a lovely covered terrace to the front of the property and pretty views of the surrounding countryside and castle. Within a drive from the centre of the popular market town of Gençay.



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

Entrance - with built in storage.

Open plan kitchen/living room - bright open plan living space, with fitted kitchen - 47m2.

3 bedrooms - all the bedrooms have built in storage.

Shower/Bathroom - modern bathroom with large bath and shower.

Separate WC.

Garage - approximately 6.8m x 3.46m with motorised door.

EXTERIOR

Terrace - large covered terrace to the front of the property.

Parking to the front for several cars.

Large garden to the rear with lovely views over the fields.

BENEFITS

Easy to maintain. Under floor heating. Lovely views. Good sized garden. Bright and open plan living space. Excellent condition throughout. Double glazing.

LOCATION

Situated on the outskirts of the popular market town of Gençay, in a quiet area approximately 800m from the centre of town. It has lovely views across the surrounding fields and the castle in the distance. The larger town of Poitiers is about 26kms away which offers a large selection of retail outlets, theatre, cinemas, airport and train station. Limoges airport is about 99kms away and the beautiful coastal town of La Rochelle is about 145km away.

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

NOTES