

A gorgeous 3 bedroom single storey detached house with garage, garden and circular swimming pool

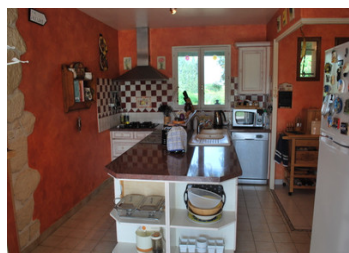


INFORMATION

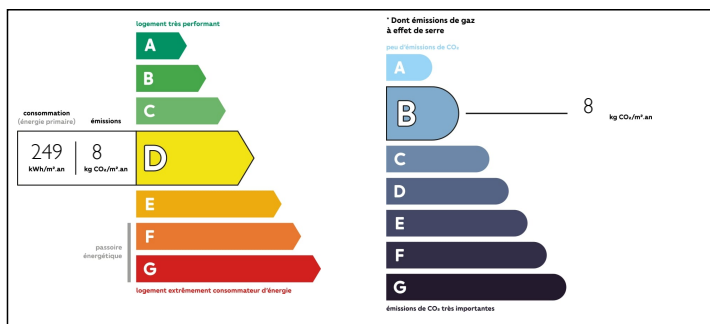
Town:	Adriers
Department:	Vienne
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	3646 m2

IN BRIEF

Situated next to a pretty lake and only 10 minutes walk into Adriers centre where you will find a convenience store, pharmacy, bar, doctors etc

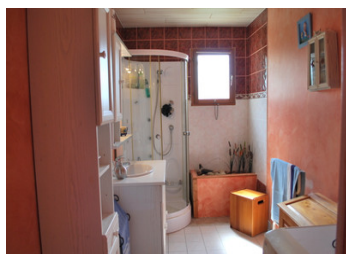


ENERGY - DPE



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

Driveway into the property

Front door into a large open plan kitchen, living and dining room

Kitchen 4m x 5m

Living /dining room 9m x 4.3m - large patio doors to back garden and swimming pool

Corridor to

Bedroom 1 3.1m x 3.1m

Bedroom 2 2.8m x 4.4m

Bedroom 3 2.8m x 3.2m

Toilet

Shower room 1.8m x 4.4m

Garage attached with door to kitchen 5.6m x 2.9m

Outside

Garden around the house with mature trees / shrubs and fruit trees

Swimming pool - heated approx 6m diameter

Bread oven

Workshop with electric 4.6m x 3.7m - open storage area 3.8m x 4.9m

Car port 3.5m x 4.9m

Windows - double glazed

Heating - wood burner and electric radiators to each room

Fosse septique

The house is situated near to the village lake and less than 10 minutes walk to the village

The airports of Limoges and Poitiers are approx one hours drive away

LOCAL TAXES

Taxe foncière: **544 EUR**

NOTES