

Light and airy three bed house with large barn for possible conversion. Excellent condition



## INFORMATION

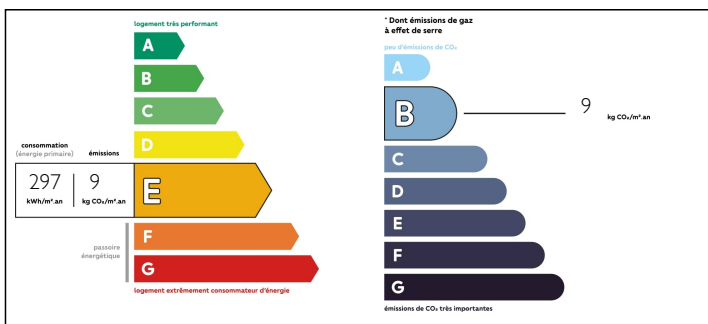
|             |                     |
|-------------|---------------------|
| Town:       | Coulonges           |
| Department: | Vienne              |
| Bed:        | 3                   |
| Bath:       | 2                   |
| Floor:      | 94 m <sup>2</sup>   |
| Plot Size:  | 4279 m <sup>2</sup> |



## IN BRIEF

This spacious property can provide a family home or a holiday home with potential to use the large barn (over 70m<sup>2</sup>) to provide additional accommodation over two levels. The house is finished to a high standard with no work needed before you can move in. The local area has lakes and beaches (less than a ten minute drive) as well as the famous Les Herolles market which is one of the largest in France and has been in existence for more than 400 years and sells everything from cheeses and honey to tractors and cows. Local amenities (banks, supermarkets restaurants etc.) are all within a ten minute drive.

## 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

On the ground floor is a reception hall (10m<sup>2</sup>), fully fitted kitchen (16m<sup>2</sup>), and large sitting / dining room (28m<sup>2</sup>) with double doors leading to the garden.

On the first floor are three bedrooms (one with en suite shower and toilet) of 7m<sup>2</sup>, 9m<sup>2</sup> and 9m<sup>2</sup> including a "Juliet" balcony as well as a family bathroom. The adjoining barn is in very good condition and could be incorporated into the main house or developed separately.

The whole house is double glazed and decorated to a high standard throughout. The property is on a plot of over one acre laid to grass with a variety of mature trees including plum apple and peach.

Limoges which provides both flights to the UK and TVG rail links to Paris is one hour by car and Poitiers which provides the same air and rail links is one hour and a quarter.

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

## LOCAL TAXES

**Taxe foncière: 403 EUR**

## NOTES