

Well maintained 3 bedroom single storey house with outbuilding and garden



INFORMATION

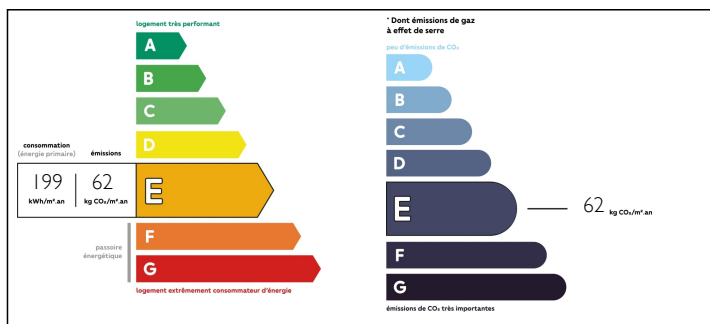
Town:	La Chapelle-Bâton
Department:	Vienne
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	795 m2



IN BRIEF

This single storey house is bright and well maintained, just waiting to be transformed and updated. It appears to be solid and tidy throughout, perfect for a renovation project. With additional potential to convert the large attic space. Situated in a quiet village.

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.



NOTES

DESCRIPTION

GROUND FLOOR

Kitchen - 2.7m x 4.4m - simple kitchen with fitted cabinets and sink.

Sitting room - 3.8m x 5.4m - good sized room with French windows leading to front garden.

Bedroom 1 - 2.9m x 4.3m - wooden floor and radiator.

Bedroom 2 - 2.9m x 4.8m - wooden floor, radiator and built in storage.

Bedroom 3 - 3.2m x 4.5m - wooden floor, built in storage and radiator.

Bathroom - 1.8m x 2.8m - tidy white bathroom suite, bath, bidet and basin.

Separate WC.

Storage/boiler room - good sized room with original fireplace. Houses boiler and oil tank.

EXTERIOR

Tidy, low maintenance garden to the front of the property, with lots of rose bushes. Outbuilding to the rear, with covered area (5.2m x 7m) and old forge (5.2m x 5m). Nice sized garden to the rear, with shed and vehicle access.

PLEASE NOTE

The drainage is non conforming. The kitchen is connected to the mains drains to the front of the property, the WC goes into the old septic tank behind the house and the bathroom goes into the rainwater system behind the house.

PLUS POINTS

Central heating. Well maintained. Great potential. Good outside space. Outbuilding. Convertible attic. Quiet village.

LOCATION

Situated in the centre of this quiet village. Only 5km from the populaire town of Charroux, with various amenities and historic abbey and tower. The larger market town of Civray is only 10km away; which has a twice weekly market, various...