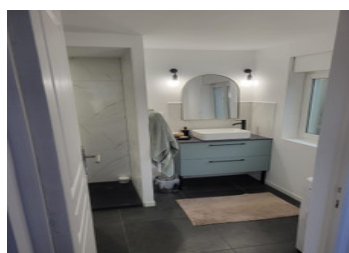
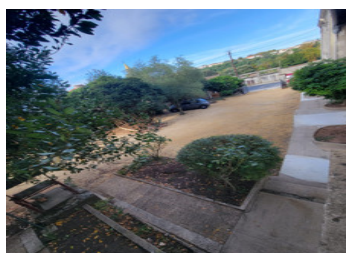
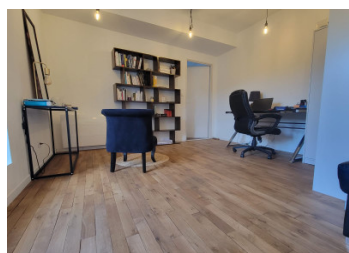


## Poitiers - 1 bed duplex apartment with private parking



## INFORMATION

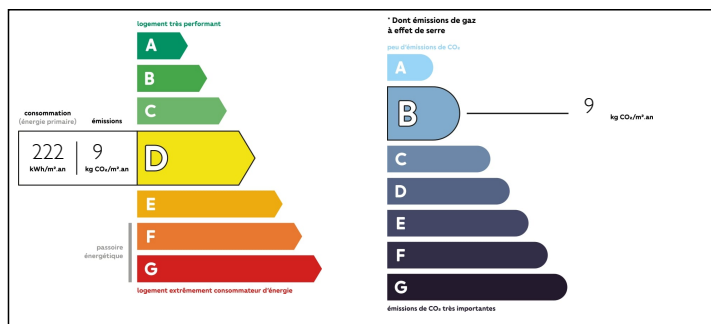
|             |            |
|-------------|------------|
| Town:       | Buxerolles |
| Department: | Vienne     |
| Bed:        | 1          |
| Bath:       | 1          |
| Floor:      | 58 m2      |
| Plot Size:  | 0 m2       |



## IN BRIEF

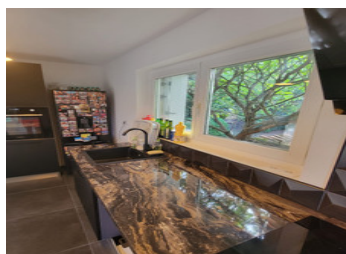
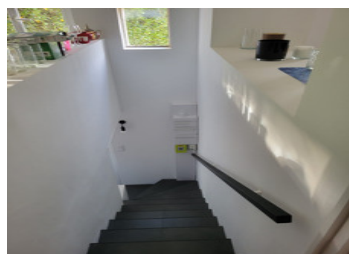
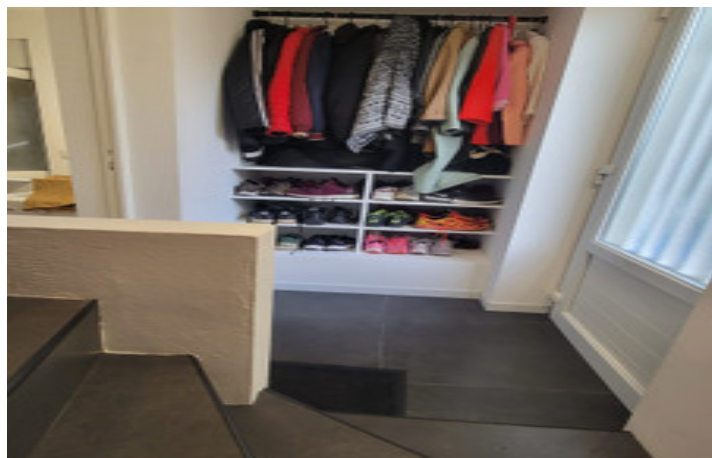
Enter the apartment through the ground floor entrance, where you'll find a practical bathroom spanning approximately 7m<sup>2</sup> and a nearby toilet. Ascend the staircase to access the fully equipped kitchen, covering around 10m<sup>2</sup> and featuring two windows for ample natural light. Adjoining the kitchen is a spacious living room of approximately 27m<sup>2</sup>, boasting charming parquet flooring. At the opposite end of the apartment, tucked away in a peaceful corner, is a comfortable 13m<sup>2</sup> bedroom with a sizable dressing room. This apartment underwent a comprehensive renovation in 2023, including insulation, electrical, plumbing, and fittings upgrades, ensuring modern functionality and comfort.

## 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

Presenting a cozy 58m<sup>2</sup> T2 within a house that underwent renovations in 2023, resulting in multiple apartments. This newly established small community comprises seven apartments and a courtyard, secured by an electric gate, featuring several trees and parking spaces. One parking spot is designated for the apartment, ensuring practicality in this tranquil setting

Individual electric heating

Double glazing

Electric shutter

Less than 2km from Poitiers city center and approx.  
1 km from the train station

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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