

Fully renovated village property with 3 bedrooms, wood burner, garages, workshops and garden.



## INFORMATION

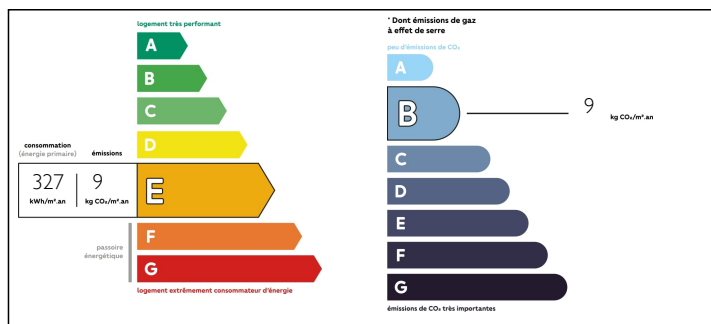
Town:	La Trimouille
Department:	Vienne
Bed:	3
Bath:	1
Floor:	109 m2
Plot Size:	1141 m2

## IN BRIEF

This property is located in an attractive village with amenities. The property has been renovated so has a modern kitchen, central heating, woodburner and ground floor toilet and on the first floor 3 bedrooms plus a shower room with toilet. Plenty of garage and workshop space plus a good sized garden at the back of the property. Double glazed windows.



## 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

The property consists of:

Lounge with insert wood burner 4.27m x 6.50m

Utility room 2.25m x 2.23m

WC

Cellar with boiler(wood fuelled) and sink

Kitchen completed in 2023 with centre island 4.70m x 2.96m

Dining room 4.70m x 3.72m

### FIRST FLOOR

Bathroom with shower, basin and toilet 1.87m x 3.50m

Bedroom 1 3.42m x 2.50m

Bedroom 2 3.80m x 3.72m

Bedroom 3 2.92m x 4.47m

Loft space - possible office

## LOCAL TAXES

Taxe foncière: 733 EUR

### EXTERIOR

Garage/workshop 7.50m x 4.66m

Garage 5m x 3.61m

Garage 6m x 2.58m

Workshop 6m x 4m

Workshop 6.70m x 6.70m

Garden currently with goldfish ponds

The property is situated in a popular village served by a small selection of well used shops such as the pharmacie, bakers, bank, newsagents and café.

Montmorillon is just 20 minutes away offering supermarkets, train station, hospital and choice of shops. Both Poitiers and Limoges airports are easily accessible at just over an hour.

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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