

Detached 3 bedroom, private, stone farm house, with outbuildings, heated pool and garden close to Civray



INFORMATION

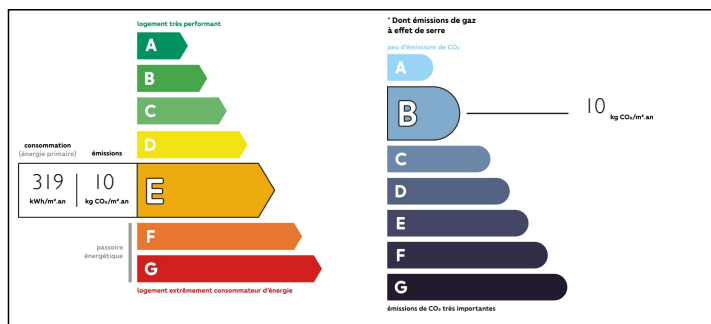
Town:	Savigné
Department:	Vienne
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	3110 m2

IN BRIEF

Full of character, this detached three bedroom property has the benefit of a ground floor bedroom and bathroom, a heated pool, outbuildings and a totally private garden. Viewing essential !



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

Entrance / office 19m² with wood burning stove
 lobby area 6m² with stairs to bedroom 1
 Shower room with WC 5.8m² comprising of walk-in shower, wash basin and WC
 Lounge 31m² with wood burning stove, full height ceiling and flagstone floor.
 Kitchen / dining area 16m²
 lobby area 12m² with stairs to mezzanine bedroom
 Shower room 4.6m² comprising of shower and wash basin
 Bedroom 17m²
 WC 3m² with space and connections for the washing machine.

First floor : Mezzanine bedroom 28m²
 Bedroom 1 : 28m²

LOCAL TAXES

Taxe foncière: **684 EUR**

Outside :
 Barn with concrete floor, electric socket and lights and double sliding doors 95m²
 Detached barn which comprises of two rooms 49m² and 18m²
 Garden has a pond and inground heated salt water pool and is totally private.

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

NOTES