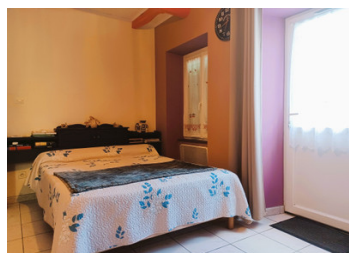


Charming stone cottage at the edge of a village. Spacious living room and kitchen combined with two bedrooms.

EXCLUSIVE



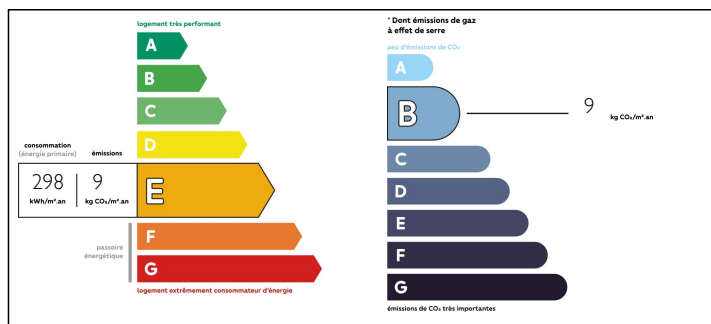
INFORMATION

Town:	Sanxay
Department:	Vienne
Bed:	2
Bath:	1
Floor:	115 m2
Plot Size:	1930 m2

IN BRIEF

Cozy 2 bedroom house boasting a spacious living room and a combined kitchen, perfect for gatherings. The first floor offers ample space to create additional bedrooms and a bathroom, catering to your future needs.. Fully double glazed with a new roof. Situated on the edge of the pretty village of Sanxay village 86, with amenities including, camping, swimming pool & historic Gallo-Roman ruins.

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 house is currently all on one level, with the two bedrooms and a shower room on the ground floor.

The large living room/kitchen leads to a back kitchen and access to the 1st floor with the potential to double the properties m2.

There is a nice terrace area at the back of the property and gardens with mature shrubs and vegetable patch. The garden is slightly slopes up to the tree line, where the chicken house sits.

Only 30 minutes from Poitiers with its high speed rail links to Paris and airport. The house is ideally situation to explore the French country side.

The house is as follows:

Lounge/Kitchen 42m2
Bedroom One 19m2
Bedroom Two 13m2
Dressing room 10m2
Bathroom 4m2
WC 1.5m2

Back Kitchen 24m2
Cave 24m2

Attic 47m2

Garden 1903m2

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

LOCAL TAXES

Taxe foncière: **697 EUR**

NOTES