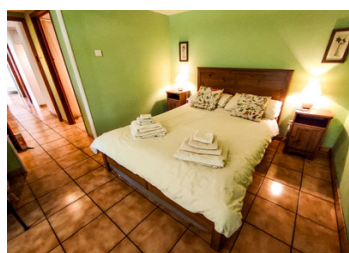


## Beautiful charming stone house with 7 rooms and a pool



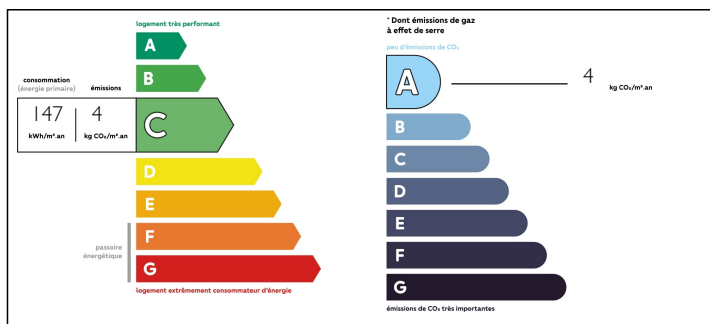
## INFORMATION

Town:	Surin
Department:	Vienne
Bed:	4
Bath:	4
Floor:	207 m2
Plot Size:	2780 m2

## IN BRIEF

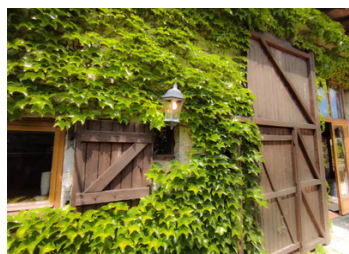
This beautifully renovated property, tastefully blending elegance and modernity, is a rare gem. Nestled in an enchanting setting, it offers a haven of peace where you can live in complete serenity. As soon as you step through the front door, be prepared to be impressed. The stone walls, high-quality materials, underfloor heating, and double glazing are all details that attest to the quality of the finishes. The living spaces are generous and flooded with light, perfect for entertaining your loved ones. Outside, you'll be greeted by a lovely swimming pool in a fenced garden, creating an ideal space to relax and cool off on sunny days. This house is much more than just a residence; it's a unique opportunity not to be missed!

## 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

- I Living Room - (66.59 m<sup>2</sup>)
- I Equipped Kitchen - (31.6 m<sup>2</sup>)
- I Laundry Room - (4.8 m<sup>2</sup>)
- I WC (Toilet) - (1.62 m<sup>2</sup>)
- I Entrance - (2.71 m<sup>2</sup>)
- I Bedroom(s) - (19.57 m<sup>2</sup>)
- I Bathroom / WC - (3.65 m<sup>2</sup>)
- I Bedroom(s) - (18.1 m<sup>2</sup>)
- I Bathroom / WC - (3.99 m<sup>2</sup>)
- I Bedroom(s) - (12.27 m<sup>2</sup>)
- I Shower Room / WC - (3.28 m<sup>2</sup>)
- Ist Floor
- I Mezzanine - (12.84 m<sup>2</sup>)
- I Bedroom(s) - (20 m<sup>2</sup>)
- I Bathroom / WC - (5.52 m<sup>2</sup>)
- I Games Room - (15.58 m<sup>2</sup>)

## LOCAL TAXES

Taxe foncière: **697 EUR**

Heat pump and underfloor heating.

The septic tank is up to standard.

Insulation is also present.

The roof was completely redone 15 years ago.

Surin is a picturesque little village 10 minutes from the town of Civray and its amenities (schools, markets, stores, post office...).

The nearest train station is in Angoulême (1 hours)

-----

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

## NOTES