

## For Sale Village House with 3 Bedrooms and Garden.



### Informazioni sull'Agente

Nome:	Catherine Bower
Nome della ditta:	Property Sales in France
Nazione:	France
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (609) 606-082
Languages:	French
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 116,918.06

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	Plaisance
Cap:	86500
Pubblicato:	10/06/2024
Descrizione:	

For Sale Village House with 3 Bedrooms and Garden.

Set in a very pretty village is this 3-bedroom country home, with garden. The village is predominantly French with a few English and Dutch inhabitants/holiday homes and is not far from the town of Montmorillon (11kms) which as well as having shops, bars, and all other amenities needed for everyday living has train links to Poitiers and Limoges.

Plaisance itself has its own fishing lake and is just down the road from the Gartempe river, which on its banks has the CPA at Lathus. The CPA has Canoeing/kayaking facilities (international events are held there) as well as an equestrian centre; so, plenty to do around here if you are that way inclined!

Getting to the area is easy with flights from many UK airports into Limoges & Poitiers (both a 1-hour drive) and trains at Montmorillon- 11km to Limoges and Poitiers, the latter having TGV connections to Paris, Bordeaux, London & Brussels.

Downstairs you have a kitchen/dining room, living room and bathroom with W.C., on the next floor you

---

have 2 bedrooms, you then have a few steps to a lockable door, behind this door is a bedroom, shower room with WC, another staircase leads to a mezzanine. Across the lane from the house is the garden with a well, covered summer kitchen, shed for storage, wood store and BBQ.

The property would suit has a permanent or holiday home.

Taxe Fonciere: 441€ per year

The house has Broadband, Mains Water, electricity and drainage, Gas (Bottled), Wood Fired Central Heating and is double glazed.

#### Room Sizes

##### Ground Floor

Kitchen/Dining Room - 6.2 x 5.4m (33.4m<sup>2</sup>) with tiled floor, exposed beams, 2 double windows to side of house, doors to side and front of house, original cupboard, fitted kitchen with gas hob; and stairs to first floor.

Lounge - 4.3 x 3.9m (16.7m<sup>2</sup>) with tiled floor, exposed beams, wood burning fire with back boiler for central heating and large arched picture window.

Bathroom - 3.5 x 2.7m (9.4m<sup>2</sup>) with tiled floor and walls, bath, walk in shower area, vanity unit with hand basin, storage cupboard housing central heating boiler and W.C.

#### Comune

Camere da letto:	3
Bagni:	2
Dimensione del lotto:	300 mq

#### Room details

Indoor Features:	Fitted kitchen
------------------	----------------

#### Utility details

Heating:	Sì
----------	----

#### Lease terms

Date Available:	
-----------------	--

#### Contact information

IMLIX ID:	IX5.815.157
-----------	-------------

