



## For Sale 3/4 Bed House with Hangar



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 62,708.11

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Nouvelle-Aquitaine
Città:	La Trimouille
Cap:	86290
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Descrizione:

For Sale 3/4 Bed House with Hangar in La Trimouille - 86

Offered for sale is this 3/4-bedroom house with attached courtyard and hangar in La Trimouille, in the Vienne Department 86.

La Trimouille is a lovely village on the banks of the Benaize river with all the necessary commerce's. The larger towns of Montmorillon and Le Blanc are 15 and 20kms away. Montmorillon having train links to Limoges and Poitiers, the latter with TGV links to Paris.

The house is end of row and the courtyard has large double gates, suitable for vehicle entry and leads to a 170m<sup>2</sup> hangar; which I would love to turn into a secret garden! But suits equally has a great workshop/maybe even a brocante with the relevant authorisation from the commune?

The house which has 175m<sup>2</sup> of living space, is on mains electricity, water and drainage. The area has fibre optic internet coverage; The house is mainly single glazed. Heating is electric radiators and a wood burning fire, the roof is in decent condition.



The house has a vaulted cellar, and the ground floor consists of an entrance hall, large living room, WC, lobby, kitchen and very large second living area. The first floor has 2 bedrooms, one with ensuite bathroom and a storeroom which could be an ensuite for the second bedroom. It also has access to the space above the large second living room and is currently used as a gym. The top floor has 2 bedrooms you can put a bathroom between the two; and a storeroom. Outside you have a courtyard accessed from the current kitchen area or the large double gated entrance, the courtyard leads to the 170m<sup>2</sup> hangar.

The house is habitable, but the renovation needs to be finished.

Cellar - with vaulted ceiling and well

## Ground Floor

Entrance Hall - 15m<sup>2</sup> with fireplace, original cupboard and doors to front of house, kitchen and:

Living Room - 36m<sup>2</sup> with large 9 panel and 6 panel windows to front of house, double window to back courtyard and fireplace.

Lobby - with stairs to first floor and doors to entrance hall, WC, and kitchen.

WC - 1m<sup>2</sup>

Kitchen - 14m<sup>2</sup> kitchen with doors to cellar, 2nd living room and double-glazed patio doors to the courtyard

2nd Living Room - 52m<sup>2</sup> with two double-glazed windows to the courtyard

## First Floor

Landing - 3m<sup>2</sup> with doors to:

Storeroom - 4m<sup>2</sup> with window to front of property

Bedroom 1 - 15m<sup>2</sup> with wood floor, double window, fireplace and open access into:

Ensuite Bathroom - 10m<sup>2</sup> with wood floor, shower cubicle, oval bath, vanity unit with handbasin, WC and double window overlooking courtyard

Bedroom 2 - 15m<sup>2</sup> with wood floor, fireplace, original cupboard and double window to front of house.

A double window from the first-floor landing opens into:

Attic Room (Above 2nd Living Room) - 52m<sup>2</sup> currently used as a gym, there is a door at the far end which opens into the hangar.



Second Floor

Landing - 1m2

Bedroom 3 - 13m2 with corner fireplace and double window to front of house.

Attic/Bedroom 4 - 36m2 with chipboard covering the wood floor, 2 double windows to the front of the house and one double window to the back courtyard

Storeroom - 2m2

Outside

Offroad parking

Gated Entrance

Courtyard

Hangar - 170m2

À vendre : maison de 3/4 chambres avec hangar a La Trimouille - 86

Nous vous proposons a la vente cette maison de 3/4 chambres avec cour attenante et hangar a La Trimouille, dans le departement de la Vienne (86).

La Trimouille est un charmant village situe sur les rives de la Benaize, dote de tous les commerces necessaires. Les grandes villes de Montmorillon et Le Blanc se trouvent respectivement a 15 et 20 km. Montmorillon est desservie par des liaisons ferroviaires vers Limoges et Poitiers, cette derniere ville etant reliee a Paris par le TGV.

La maison est en bout de rangee et la cour dispose de grands portails doubles, adaptes a l'entree de vehicules, menant a un hangar de 170 m2 ; que j'adorerais transformer en jardin secret ! Mais qui convient tout aussi bien pour un grand atelier, voire une brocante avec l'autorisation necessaire de la commune ?

La maison, d'une surface habitable de 175 m2, est raccordee au reseau electrique, a l'eau courante et au tout-a-l'egout. Le quartier est couvert par l'internet par fibre optique ; la maison est principalement equipee de simple vitrage. Le chauffage est assure par des radiateurs electriques et un poele a bois, le toit est en bon etat.

La maison dispose d'une cave voûtee, et le rez-de-chaussee se compose d'un hall d'entree, d'un grand salon, de toilettes, d'un vestibule, d'une cuisine et d'un tres grand deuxieme salon. Le premier etage comprend 2 chambres, dont une avec salle de bains attenante, ainsi qu'un debarras qui pourrait servir de



salle de bains pour la deuxieme chambre. Il donne egalement acces a l'espace situe au-dessus du grand deuxieme salon, actuellement utilise comme salle de sport. Le dernier etage comprend deux chambres entre lesquelles vous pouvez amener une salle de bains, ainsi qu'un debarras. À l'exterieur, vous disposez d'une cour accessible depuis l'actuel coin cuisine ou depuis la grande entree a double portail ; la cour mene au hangar de 170 m2.

La maison est habitable, mais la renovation doit etre achevee.

## Comune

Camere da letto: 4  
Bagni: 1  
Dimensione del lotto: 80 mq

## Utility details

Heating: Sì

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.412.357

