



Kim & Nigel Cowles

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+33 (0)6 73 89 73 09

mamaisonfrancaise.com

Reference: N13115
Location: Vienne (86) - Blanzay
Type: House
Setting: Village
Bedrooms: 3
Bathrooms: 1
Habitable: 160 m2
Land size: 375 m2
Condition: 1st Class Condition
Year built: 1948
Heating: Oil
Shops: 0 Km
Pool: No
Outbuildings: Yes



This old house has been tastefully renovated with glazed parquet flooring, exposed stonework and spacious rooms. Everything has been thought of to make the most of the terrace or outbuildings. The impression of being on holiday all year round: bright ground floor serving the outdoors: landscaped inner courtyard not overlooked, with two terraces, one of which is covered.

Enter into the living room, fitted kitchen with integrated appliances - fridge/freezer, gas hob, extractor and dishwasher. WC. Laundry room. Further reception room with ornamental fireplace.

The sleeping area is on the first floor: landing leading to two bedrooms with dressing rooms, shower room and toilet. On the second floor with sloping ceilings: landing and bedroom with dressing room, attic that could be converted into a bedroom.

Outbuildings - o/g garage with attic, courtyard with parking, cellar and 2 covered terraces.

No maintenance required, roofs less than 10 years old, boiler, double-glazed joinery, fitted Ixina kitchen, additional insulation, shower room equipment, terraces and courtyard fittings, fence and wicket gate, paintwork and cladding.

Blanzay has a small shop, bakery and restaurant. Infant/junior school. 8km to Civray with all shops and conveniences. 40km to Poitiers with airport and TGV links to Paris.

Kim Cowles, (Agent Commercial) - RSAC N° 50195547000015.

Honoraires inclus de 4.76% à la charge de l'acquéreur. Prix hors honoraires 165 000€.

Non soumis au DPE 22/6/2018

Tel : 06 73 89 73 09 E-mail : contact@mamaisonfrancaise.com

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site

Géorisques : <http://www.georisques.gouv.fr>

La présente annonce immobilière a été rédigée sous la responsabilité éditoriale de Madame Kimberley Cowles, agent commercial enregistré au RSAC de Niort sous le numéro 501955470 titulaire de la carte de transaction immobilière pour le compte de la SARL LES PROFESSIONNELS IMMO, immatriculée au RCS de Paris sous le numéro 484 305 750 00024 (sans détention de fonds)

€173,400

Whilst every care is taken to provide factual details, they are not contractual.
Agency fees are included in the price, legal fees are extra

En collaboration avec

LES PROFESSIONNELS IMMO
RESEAU NATIONAL IMMOBILIER

N° RSAC 501 955 470



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