



Contemporary house

USSEAU (86)

188 500 €



140 m²



6 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

CAPIFRANCE offers you in Usseau sur Vienne near Châtellerault (6 minutes), a contemporary house with Upstairs: 2 bedrooms, an equipped kitchen, a living room with its wood stove & reversible air conditioning, an office, a bathroom with double sinks & a walk-in shower, 1 WC On the ground floor: a summer kitchen with its large dining area opening onto the barbecue, a laundry room, a bedroom, 2 heated rooms remaining to be fitted out, a WC, a corner for bicycles, a 2-car garage with electric opening On the ground: a cellar all in a quiet area on enclosed grounds with trees and a shed. This property 8 minutes from Châtellerault and its TGV station, 1 hour 20 minutes from Paris Montparnasse

Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,72% TTC du prix hors honoraires.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Jean-Pierre
GRATTEAU**

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Agent

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LE BIEN EN IMAGES



DETAILS

COMPOSITION

Number of rooms	6
Number of bedrooms	3
Toilets count	2
Washrooms	1
Balcony	1

DPE/GES

DPE	274
GES	8

APPENDIX

Parking	extérieur
Parking space	4
Garage	1
Cellar	1
Videophone	Non

SERVICES

Air conditioning	Yes
Heater	climatisation réversible
Kitchen	équipée

GENERAL

Reference	836793
Property type	Contemporary house
Year of construction	1967
View	Vue dégagée, sur Jardin, sur Village

SURFACES

Living space	140 m²
Living room surface	27 m²
Land surface	973 m²