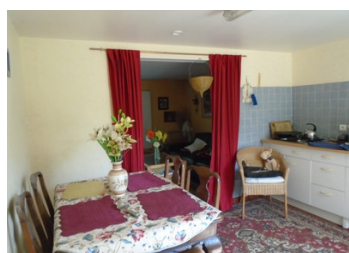
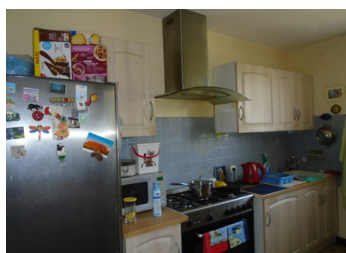


Energy efficient, large sous sol house with pompe a chaleur, solar hot water panel and pellet woodburner



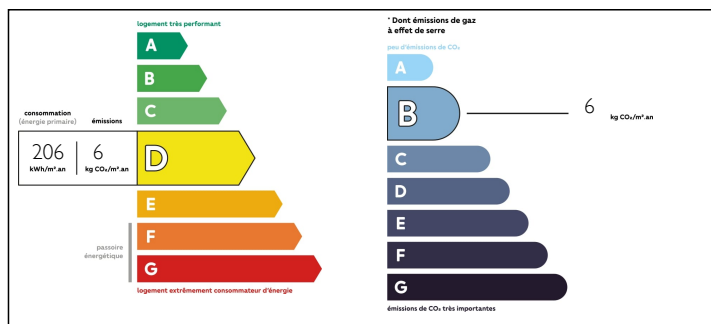
INFORMATION

Town:	Joussé
Department:	Vienne
Bed:	3
Bath:	2
Floor:	117 m2
Plot Size:	805 m2

IN BRIEF

This spacious sous sol has been converted to provide 117m2 living space and would make a great family home or ideal to rent out the ground floor for a second income . With recently installed pompe a chaleur, solar hot water panel and a pellet wood burner. Comprising of an entrance hallway leading off to the lounge dining room, kitchen, wc, shower room and 3 good sized bedrooms. The sous sol also has an entrance hallway, a good sized bathroom, a boiler room, summer kitchen and a room currently used as another living room with French doors leading out onto the garden and a garage. Outside there are gardens to the front, sides and back of the property with 2 buildings/workshops/covered area great for outdoor dining!

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

Steps lead you upto the entrance and balcony.

Entrance hall approx 5m2

With a tiled floor and storage cupboards

Living/Dining Room approx 24m2

With a tiled flooring and double glazed patio doors leading out onto the balcony.

Kitchen approx 8m2

Well equipped with a vast range of fitted units and a tiled flooring.

WC

Shower room approx 4.6m2

With a walk in shower cubicle and a vanity sink. An additional storage cupboard.

Bedroom 1 - approx 12m2

Parquet flooring

Bedroom 2 - approx 12m2

Parquet flooring

Bedroom 3 - approx 10m2

Parquet flooring

Door leading to sous sol

Room - approx 13m2

currently used as another living room, with French doors leading to the rear garden. Tiled flooring

Summer kitchen - approx 12m2

With a range of cupboards and a gas hob and space for dining area.

Entrance hallway

Boiler room

Housing fioul boiler leading to

NOTES