

Delightful 2 bedroom village house with garage, garden and potential to increase living space

EXCLUSIVE



INFORMATION

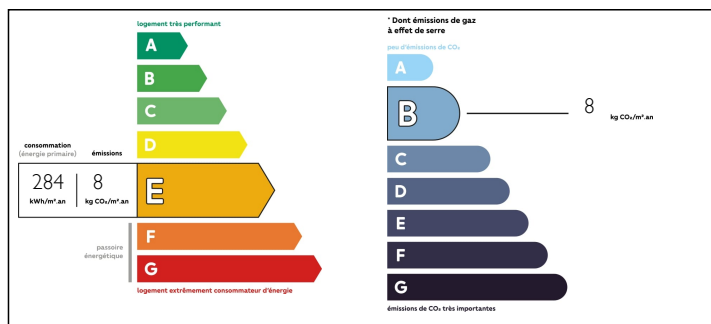
Town:	Adriers
Department:	Vienne
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	755 m2

IN BRIEF

****Under offer**** This gorgeous house is well located close to the amenities of this pretty village and offers huge potential to increase the habitable space if required. With a bright and airy lounge, 2 good sized bedrooms, bathroom and kitchen that leads out to the large attached private garden all on the ground floor. Above is a huge loft space with original oak floors and windows making it ideal for development. The attached garage, with mezzanine level above is another super space for storage or for extending the house (subject to permissions) With a new roof, plumbing and electrics in 2019 and beautifully decorated this house is perfect as a permanent home, holiday escape or renting out as a gîte.



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 248 EUR

NOTES

DESCRIPTION

The front door welcomes you into a small, bright tiled hallway leading to the 2 bedrooms and the lounge.

Front bedroom 10.5m² with tiled floor

Rear bedroom 14.7m² with tiled floor and magnificent view of the back garden.

The lounge is a pretty space with wood burning stove (connected to the radiators throughout the property) in the feature fireplace. Nicely decorated the current owners have kept the character of the property and the original stone walls peek out in various locations from the plaster.

At the rear of the house is the bathroom with shower, sink, wc and storage cupboard as well as the kitchen 9.6m² with door leading out to the large back garden with mature fruit trees.

A pretty staircase leads from the lounge upto the first floor. Currently this area of 46.9m² is only used as a loft but could easily be developed into further living space with windows overlooking the front. The new roof has already had the correct framework for velux/roof windows added so this would be an easy job if the new owners did want to create more bedrooms on this level.

The attached garage has an up and over door at the front, leading out to the road, and a pedestrian door at the rear for access and a concrete floor. The mezzanine level above is perfect for storage or the whole space could be developed for more living space (or even as a separate annex) thanks...