

Charming 3 bedroom detached sous-sol type property with adjoining garden.

EXCLUSIVE



INFORMATION

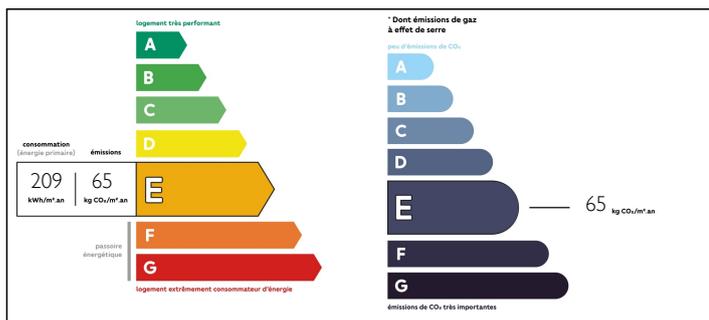
Town:	L'Isle-Jourdain
Department:	Vienne
Bed:	3
Bath:	1
Floor:	99 m2
Plot Size:	684 m2

IN BRIEF

This property briefly comprises a lounge/dining room with fireplace, a fitted kitchen, 2 bedrooms a shower room and a separate toilet. The basement includes a garage, workshop, boiler room, third bedroom and utility area. Enclosed garden of approximately 600 m². Ideally situated in a quiet residential area. L'Isle-Jourdain, renowned as one of the most beautiful spots in the Vienne Valley, has a good selection of shops, bars, restaurants and a supermarket. It is also on the doorstep of a multitude of river walks and activities. The city of Poitiers is 52 km away and the famous Val de Vienne motor racing circuit is just 8 km away.

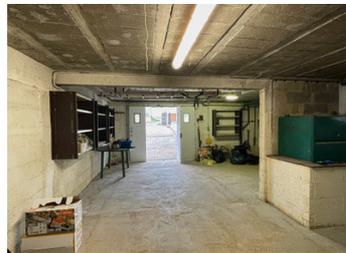


ENERGY - DPE



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

This comfortable 3 bedroom detached house offers approximately 99 m² living space on a basement of 84 m² set on a plot of 684 m².

The layout is as follows:

Entrance hall (6 m²) To the left of the entrance hall there is a fitted kitchen 15 m² To the right the lounge/dining room 24 m² with an open fireplace. The sleeping area consists of 2 bedrooms (11 m² and 13 m²) , a shower room (4.5 m²) and separate toilet.

Stairs from the hallway lead down to the lower ground floor (basement) 84 m² which includes the 3rd bedroom (12 m²), a large garage with space for 2 cars, a workshop area, boiler and utility area.

A good sized garden surrounds the house.

Oil-fired central heating and over-glazed windows.

LOCAL TAXES

Taxe foncière: 655 EUR

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES