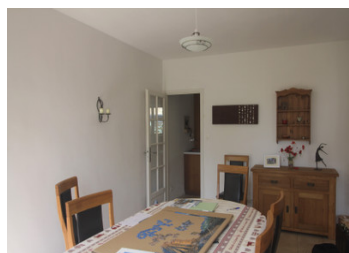


Well renovated 3 bedroom house in the centre of a village with barn and attached garden. Underfloor heating, double glazed and on mains drainage. Just bring your...



## INFORMATION

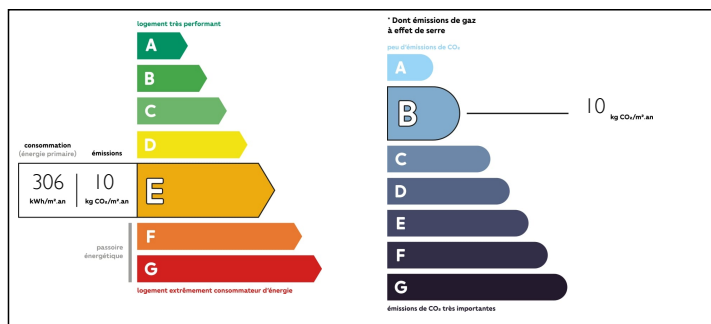
Town:	Adriers
Department:	Vienne
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	769 m2



## IN BRIEF

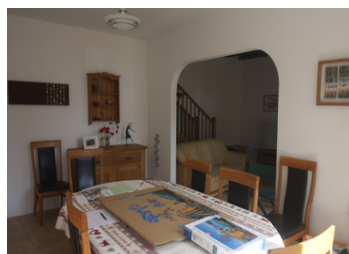
Ideal family home in centre of the village. Walking distance to village shop and bar/restaurant. 3 bedroom house with good sized dining room and lounge, plus large well-equipped kitchen. Attached garden, private parking, large barn (formerly the village school), double glazed, underfloor heating and mains drainage

## 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.



## LOCAL TAXES

Taxe foncière: 349 EUR

## NOTES

## DESCRIPTION

Enter the house into a light dining room (16 m<sup>2</sup>) with a comfortable lounge (21.4 m<sup>2</sup>) to the right. Modern "Godin" wood burning stove in the lounge, supplements the underfloor heating, which keeps the tiled floor at an ambient temperature.

From the dining room, there is access to the large well-equipped kitchen (32.6 m<sup>2</sup>). Off the kitchen is a WC and a utility room holding the water heater.

From the lounge, a bespoke wooden staircase leads to the first floor where you find 3 bedrooms off the landing. The biggest bedroom is 19.6 m<sup>2</sup> and overlooks the front garden. Bedroom 2 is used as the family bedroom (9.9 m<sup>2</sup>) and has an en-suite bathroom with shower and washbasin.

Bedroom 3 (16 m<sup>2</sup>) is set up as a twin room.

All 3 bedrooms have traditional wooden floors.

There is also a large bathroom (11.6 m<sup>2</sup> with bath and separate shower.

## OUTSIDE

Double gates lead to an enclosed garden, mostly laid to lawn, and offering private off-road parking. At the rear of the garden is a huge barn, which used to be the village school in days gone by.

The village has a small supermarket with a bar/restaurant attached, a post office, doctors, pharmacy and garage. L'Isle-Jourdain (12 km) which straddles the river Vienne offers a wide range of shops and services. For the brave, you can try bungee jumping off the viaduct.

The house is halfway between the cities of Limoges and Poitiers. From the latter you can connect to the...