

A semi-detached three bedroom house with good-sized kitchen and land in the Vienne.

EXCLUSIVE



INFORMATION

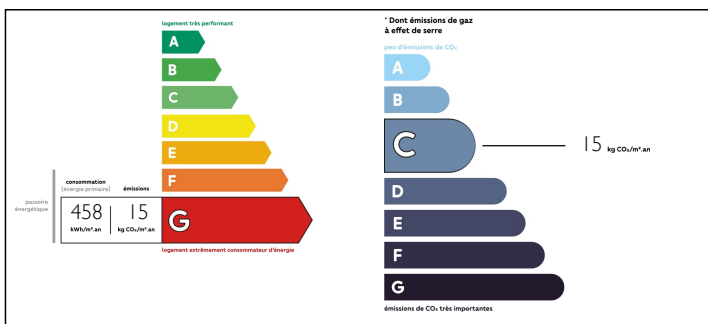
Town:	Coulonges
Department:	Vienne
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	2497 m2

IN BRIEF

This is a lovely semi-detached renovated house with an outdoor terrace to the side and front garden enclosed by gates, set in a small hamlet in the Vienne. A great little place with a very homely feel, it comes with a good plot of land nearby which has been used for growing fruit trees and an allotment. The property is in good order with no major work required. You could move in straight away.

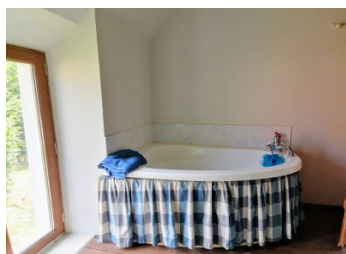


ENERGY - DPE



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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.



DESCRIPTION

From the front courtyard the main door leads directly into the sitting room which has an excellent Godin wood burner, one of the top brands in France. From the sitting room there are stairs to the first floor, as well as a lobby which leads to the utility room, downstairs toilet and also to the attached garage/barn. The double aspect kitchen is big enough to house a dining table and has a door to the rear passageway behind the house. This connects with the paved terrace on the side of the house. The kitchen has a great French country feel and would suit keen chefs.

Upstairs there are three bedrooms featuring attractive open stonework, and a light bathroom big enough for both a shower and a bath.

Attached to the house is a barn area which is currently used for storage. This will be cleared for a sale.

There is a garden to the front of the house and a terrace to the side which is large enough to entertain and have barbecues on summer evenings. Not attached to the house, but only a short walk away is a large plot of land that provides fruit and vegetables as an allotment.

Poitiers is approx 80 kms away and has an international airport and TGV line direct to Paris and Bordeaux. Limoges international airport is approx 71 kms away and offers several national air connections. Montmorillon, which has all...

LOCAL TAXES

Taxe foncière: 237 EUR

Taxe habitation: 350 EUR

NOTES