

Renovated country cottage



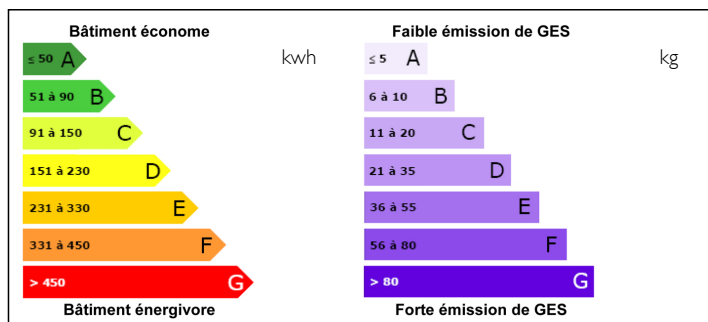
INFORMATION

Town:	Adriers
Department:	Vienne
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	2005 m2

IN BRIEF

Well renovated country cottage in a quiet hamlet with lovely views. Downstairs there is a sitting room with old fireplace, kitchen and shower room whilst upstairs there are two double bedrooms and a large landing which could be used as an office or a back-up third bedroom.

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

The garden surrounds the house and enjoys panoramic views over the surrounding countryside. There is an external bread oven, in need of some refurbishment. There is also a fixed caravan with a sitting room, kitchen area and double bedroom-ideal for overflow guests.

The property is located in a very quiet hamlet, ideal as a get-away-from-it-all holiday home. The hamlet is only minutes away from the village of Adriers which offers basic facilities; grocery, bakery, tabac, bar and pharmacy.

The nearest larger town, about ten minutes away, is L'Isle Jourdain. L'Isle Jourdain is a thriving market town on the River Vienne. The town has a good selection of shops, bars, restaurants and a supermarket. There is a municipal swimming pool and tennis courts.

In this part of the Vienne there are many marked footpaths which are popular with ramblers and the town is a good base for water based activities including fishing and canoing. For the brave at heart one can even try bungee-jumping off the old railway viaduct.

The area is easily accessed via the international airports at Limoges and Poitiers

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

NOTES