

Charming three bedroom house with new roof, mains drains & separate garden in the heart of this lovely village

EXCLUSIVE

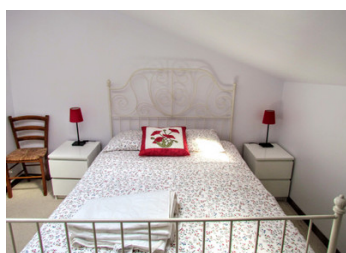
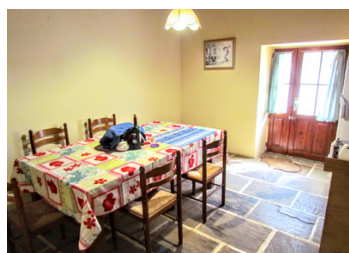


INFORMATION

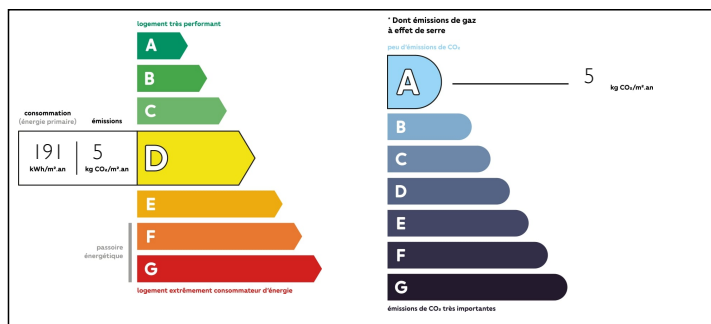
Town:	Usson-du-Poitou
Department:	Vienne
Bed:	3
Bath:	2
Floor:	82.11 m2
Plot Size:	210 m2

IN BRIEF

OFFER ACCEPTED Gorgeous characterful, stone built house on a quiet no-through road in the middle of the dynamic village of Usson-du-Poitou. Two good-sized bedrooms and a small occasional bedroom and three bathrooms, this house would suit a single person or couple, or a small family, having the benefits of all amenities within easy walking distance. Part of 'La Cité Pluvillière' founded in 1873 for workers of the village, this is one of the original artisans' cottages. The surrounding streets are very calm and pretty with a really nice neighbourhood feeling. Usson-du-Poitou has a good range of shops including a great bakery, a Spar convenience store, a bank, a hairdresser, two restaurants and two bars, insurance brokers, and two primary schools, one state and one private. Nearest market towns are Gençay (16km) and Civray (25km) Nearest airports are Poitiers (45km) & Limoges (80km)

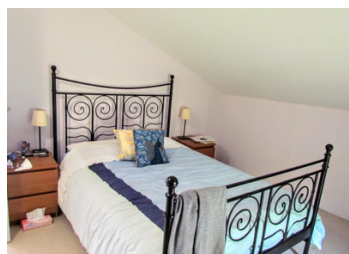


ENERGY - DPE



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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

The front door leads into a small entrance hall (approx 3m²) which has a sink with an original bull's eye window above it and some handy cupboards. To the right is the ground floor bathroom (approx 4.28m²) which has a shower, basin and toilet and plumbing for the washing machine. Straight on from the hall through a half glazed door you come into the sitting room (approx 27m²) with a stunning floor of flagstones and tommettes. There is an original Poitevine chimney piece housing a wood burner which for most of the time provides enough heat to heat the whole house, but there are additional electric radiators where necessary. A door leads through to the kitchen (approx 17m²) which has room for a good sized table and chairs, another partially glazed door to the street, and a cooking area including the sink, a large range-style cooker and ample cupboard space.

The stairs lead up from the sitting room and you arrive on a bright landing with a velux window. To your left is the master bedroom (approx 14m²) which has a window to the street, an en-suite bathroom (approx 7m²) with bath, basin and toilet. On the other side of the landing is bedroom 2 (approx 11m²) and bedroom 3 (approx 6m²) with a window over the street. There is another bathroom up here (approx 4m²) with a basin and a loo. Walls and roof are all insulated and all the windows are double glazed...

LOCAL TAXES

Taxe foncière: 452 EUR

NOTES