

Attractive town house with 4 bedrooms, garden and garage located in a pretty riverside village.



INFORMATION

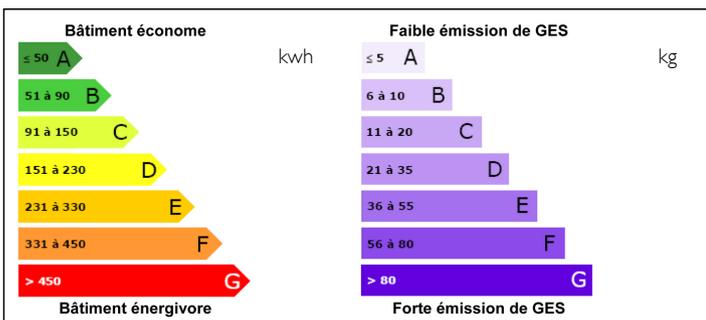
Town:	Availles-Limouzine
Department:	Vienne
Bed:	4
Bath:	2
Floor:	200 m ²
Plot Size:	622 m ²



IN BRIEF

A stunning detached house close to the centre of this sought after riverside village with amenities. Beautifully renovated inside with 4 bright and airy bedrooms, a good sized attached garden with outbuildings and a separate garage opposite the house. With good quality double glazing, original oak floors and a large attic perfect for conversion into more accomodation this house is ready for you to drop your bags and start living your new life in the sun.

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

On the ground floor of this charming house you find a large, bright sitting room with plenty of space to use as a home office area (31.7m²). The other side of the entrance hallway is the dining room with pellet burner (21.6m²)

At the rear of the house is the stunning modern kitchen with window, and door, leading out to the private terrace perfect for outdoor eating whilst enjoying the delightful garden.

There is a purpose made pantry on the ground floor as well as a good sized bathroom with corner bath, wc and space for white goods.

The beautiful oak staircase leads you to the large first floor landing with 4 bedrooms, shower room and separate wc opening off it. A separate dressing area has been created between 2 of the bedrooms with independant access from each. Bedroom number 4 also has a walk in wardrobe with shelving area.

The elegant wooden staircase continues up to the attic level above. This huge area has good quality wooden flooring and original exposed beams (above head height for the average person) and could be suitable for conversion into more living space.

At the back of the house is a beautiful private garden with established shrubs, fruit trees and a vegetable patch. Part of the outbuildings house the Bosch fuel boiler for the central heating, the rest is perfect for storing garden/outdoor equipment.

Opposite the house is a good sized garage (54m²) with concrete floor.

Located in...

LOCAL TAXES

Taxe foncière: 912 EUR

Taxe habitation: 744 EUR

NOTES