

Perfect home in a popular Riverside town with lovely country views, facilities on your doorstep. Must view



INFORMATION

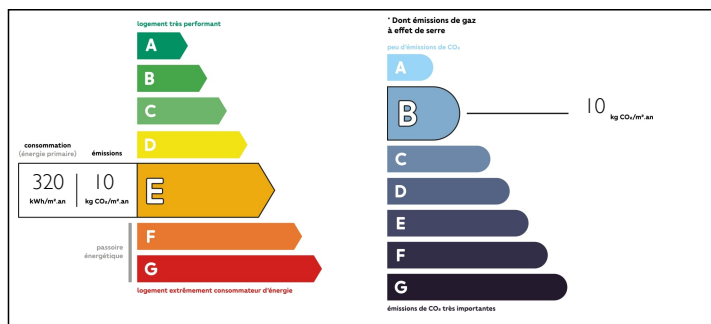
Town:	Availles-Limouzine
Department:	Vienne
Bed:	3
Bath:	2
Floor:	90 m2
Plot Size:	177 m2



IN BRIEF

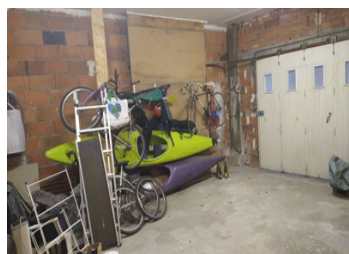
Located in a very popular riverside town with local village shops etc on your doorstep. This is a super 3-4 bedroom property with 2 bathrooms could be an ideal holiday home/permanent home or great investment property for an airbnb or gites etc. There is a lovely courtyard on the ground floor and a super raised terrace on the first floor which is great for relaxing or entertaining. There is a kitchen and dining room on the ground floor, 1 bathroom, 1 bedroom And living room on the first floor and a shower room and 2 bedrooms on the second floor. Mostly double glazed and electric heating. Viewing recommended for this lovely property

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

in further detail:-

Entrance hallway - 5m2 approx

The entrance hallway has a tiled floor and leads to:-

Kitchen - 14m2 approx

with a range of kitchen cupboards, a freestanding cooker, tiled flooring, electric radiator and double glazed windows to the front and side of the property.

Dining Room - 14m2 approx

With double glazed door, tiled flooring, electric radiator.

Oak staircase leading to

First floor

Living room - 12m2 approx

Currently used as a living room but could equally be used as a bedroom with an Electric radiator and laminate flooring.

Bedroom 1 - 13m2 approx

With a laminate floor, electric radiator and feature fireplace

Bathroom - 5m2 approx

With bath and shower over, wc, and washbasin. Electric radiator, laminate flooring.

Small storage closet ideal for laundry etc:

Small landing with steps leading to outside terrace

Outside terrace - 33m2 approx

Super outdoor space with decking/flooring and bamboo wall coverings. Lots of space for relaxing and entertaining. Outdoor lanterns for lighting and a decorative fence.

LOCAL TAXES

Taxe foncière: 700 EUR

NOTES