

Super cottage with patio and adjoining garden. Non attached garage and separate veg plot. Popular location.



## INFORMATION

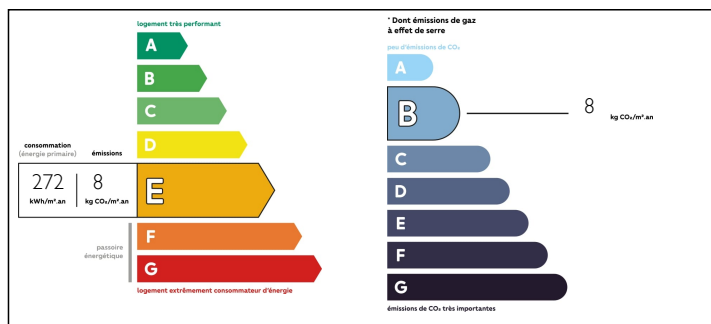
Town:	Availles-Limouzine
Department:	Vienne
Bed:	1
Bath:	1
Floor:	50 m2
Plot Size:	370 m2



## IN BRIEF

This is a super and cosy one bedroom house with a nice outdoor terrace, and garden. There is a separate garage/workshop and an additional non attached vegetable plot. It is a low maintenance property and would make a super holiday or permanent home in a popular riverside town with local shops, and facilities within walking distance.

## 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 arrival at the property there is a carport with parking for at least one car which leads to the entrance at the back of the house.

The first room on entering the house is currently used as a sunroom (8m2 approx). This has a large window which lets in lots of light. There is a bench seat on one of the walls. The room is large enough to make into a dining room/study/craft room - or whatever you wish it to be.

Down one step leads you into a large open plan living area (25m2 approx).

There are a series of modern fitted kitchen units and space for a small dining table/chairs and a sofa plus armchairs; a wood-burning stove is adequate to heat the whole house. There are views to the front of the property.

Leading off from the living area there is a large bedroom (20m2 approx) with plenty of space for a double bed. There are some fitted wardrobes and windows to both the front and the back of the house. A door leads to the shower room.

The shower room (2.33m2 approx) has dual access from the bedroom and a small lobby just off the living area. It is equipped with a walk in shower, wc and a washbasin with cupboards and shelving.

Outside there is a terrace at the back of the house, which would make a great outdoor dining space, a paved garden with a well...

## NOTES