

Fully renovated 3 bed house with courtyard garden, being sold furnished, in the heart of this pretty village

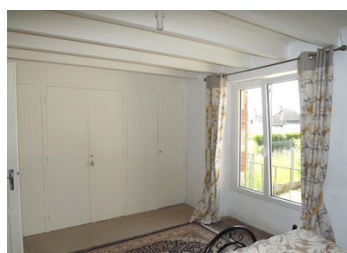


INFORMATION

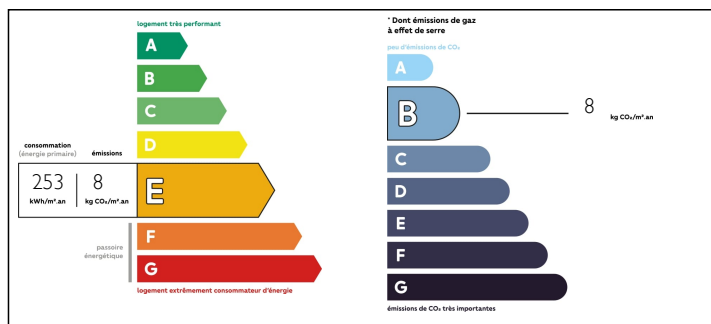
Town:	Availles-Limouzine
Department:	Vienne
Bed:	3
Bath:	2
Floor:	130 m2
Plot Size:	129 m2

IN BRIEF

Ideally located in the heart of this sought after village, only a few minutes walk from the river Vienne and all amenities. Fully renovated, the 3 upstairs bedrooms, 1 of which has a brand new ensuite, are bright and spacious. The attractive kitchen overlooks the sunny rear courtyard garden with small outbuilding. Sold fully furnished with new electrics new plumbing and largely double glazed this house is ideal for those wanting to move straight in without any work or worries.

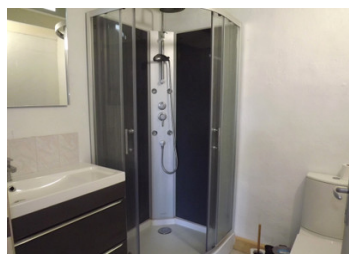


ENERGY - DPE



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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 new double glazed front door welcomes you into the corridor, recently re-plastered with insulated plasterboard, running the full depth of the house with doors leading to the cellar/wine cave and ground floor wc.

The large living space (27m²) has a huge window overlooking the pretty square at the front of the property. With plenty of room for a dining table and chairs at one end of the room and a lounge area at the other, around the mantelpiece. The chimney has been recently inspected and swept and if the new owner wanted to install a pellet/wood burner then the chimney could be easily lined for this purpose.

The spacious kitchen (20m²) at the rear of the house has modern low level units, electric oven, dishwasher, washing machine and space for a table and chairs.

The character oak staircase leads from the kitchen to the first floor landing with a large storage cupboard.

The rear bedroom has a delightful view over the courtyard garden, fitted wardrobes and a brand new ensuite bathroom with modern shower cubicle, sink and toilet.

The other side of the landing is another bright bedroom (13m²) in the centre of the property, this could be equally used as a home office or craft room. Leading from this central room is access to the second bathroom with shower, toilet and hand basin, and also the large (24m²) bedroom at the front of the house with attractive original oak floor and mantelpiece. The...

LOCAL TAXES

Taxe foncière: 420 EUR

NOTES