

Charming 3 bedroom detached sous-sol type property with adjoining garden.

EXCLUSIVE

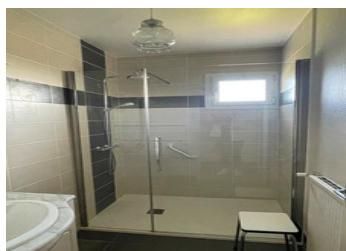


INFORMATION

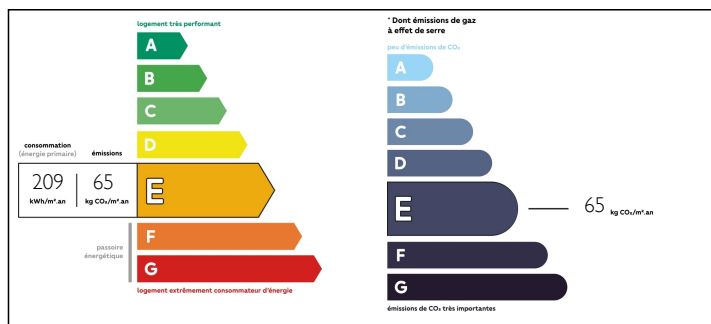
Town:	L'Isle-Jourdain
Department:	Vienne
Bed:	3
Bath:	1
Floor:	99 m2
Plot Size:	684 m2

IN BRIEF

This property briefly comprises a lounge/dining room with fireplace, a fitted kitchen, 2 bedrooms a shower room and a separate toilet. The basement includes a garage, workshop, boiler room, third bedroom and utility area. Enclosed garden of approximately 600 m². Ideally situated in a quiet residential area. L'Isle-Jourdain, renowned as one of the most beautiful spots in the Vienne Valley, has a good selection of shops, bars, restaurants and a supermarket. It is also on the doorstep of a multitude of river walks and activities. The city of Poitiers is 52 km away and the famous Val de Vienne motor racing circuit is just 8 km away.

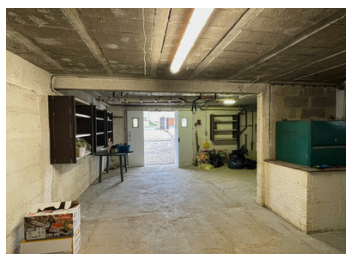


ENERGY - DPE



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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

This comfortable 3 bedroom detached house offers approximately 99 m² living space on a basement of 84 m² set on a plot of 684 m².

The layout is as follows:

Entrance hall (6 m²) To the left of the entrance hall there is a fitted kitchen 15 m² To the right the lounge/dining room 24 m² with an open fireplace. The sleeping area consists of 2 bedrooms (11 m² and 13 m²) , a shower room (4.5 m²) and separate toilet.

Stairs from the hallway lead down to the lower ground floor (basement) 84 m² which includes the 3rd bedroom (12 m²), a large garage with space for 2 cars, a workshop area, boiler and utility area.

A good sized garden surrounds the house.

Oil-fired central heating and over-glazed windows.

LOCAL TAXES

Taxe foncière: 655 EUR

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES