

Prime location, riverside property with stunning views. Sip your appetitif watching the sunset over the river



INFORMATION

Town:	Availles-Limouzine
Department:	Vienne
Bed:	3
Bath:	2
Floor:	113 m2
Plot Size:	2065 m2

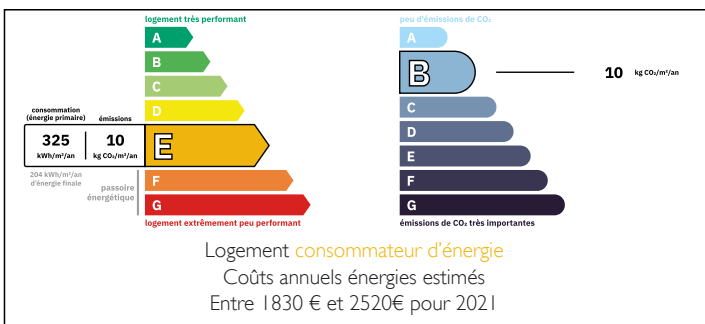
IN BRIEF

Lovely Riverside property with river views from every room. Gorgeous wisteria covered terraces with stunning views overlooking the river. Garden with direct access to the river.

Comprising of a large living/dining room, modern fitted farmhouse style kitchen, leading out on to one of the terraces. ground floor bedroom with shower. On the first floor 2 bedrooms and bathroom.

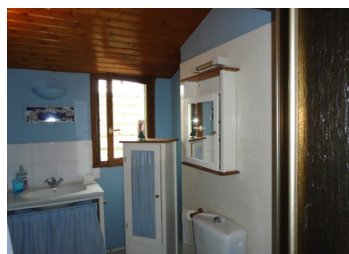
To the outside, terraces, garden, garden sheds and direct access to the river.

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:-

Ground floor

Living Room/Dining Room - 9.53m x 4.489m approx

You enter into a large open plan living room/dining room. There are feature tommette tiles and a wood burning fire. Views of the river from all of the windows.

Kitchen - 4.368m x 4.200m approx

With a range of fitted units, cooker and a tiled flooring and french doors on to terrace.

WC - 1.40m x 1.04m approx

WC and handbasin.

Bedroom 1 - 3.995m x 3.702m approx

Bedroom with shower unit and tiled flooring

On the first floor

Landing - 2.35m x 1.062m approx
with tiled flooring leading off to

Bedroom 2 - 4.450m x 3.318m approx

River views, tiled flooring and fitted wardrobe

Bathroom - 2.787 x 1.45m approx

Shower cubicle, vanity sink unit, WC.

Bedroom 3 - 3.49m x 3.455m approx

River views, Tiled flooring and fitted wardrobe.

To the outside

There are terraces to two sides of the house, each with river views.

There are garden sheds and the garden.

There is an additional piece of land opposite the house which could offer business potential.

LOCAL TAXES

Taxe foncière: **347 EUR**

NOTES