

Wonderful two bedroom habitable house, almost entirely renovated - needs finishing; with large & lovely garden



INFORMATION

Town:	Moussac
Department:	Vienne
Bed:	2
Bath:	2
Floor:	142 m2
Plot Size:	1236 m2



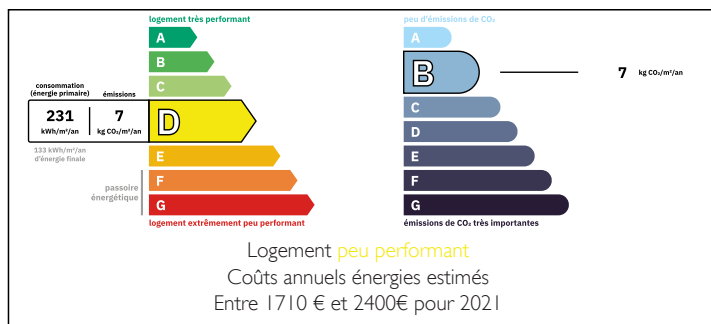
IN BRIEF

This spacious house flows beautifully & has gorgeous traditional features such as hard-wood floors, exposed beams, some original windows & all the glazed internal doors, ensuring that every room is light & bright. Small finishing touches that are needed are things like painting door frames, but the house is perfectly habitable and you can get to these little jobs in time.

The private, south-facing garden extends to over a quarter of an acre with a good range of fruit trees, a large lawn, off-road parking and a terrace behind the kitchen in the shade of a beautiful tree.

Moussac is a popular riverside village with a popular bar/restaurant and well-established canoe/kayak centre which draws people from far & wide. The nearest amenities are in L'Isle Jourdain, which is about 5km away and has a range of cafés and...

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.



LOCAL TAXES

Taxe foncière: 458 EUR

Taxe habitation: 597 EUR

NOTES

DESCRIPTION

When you enter from the street through the front door, you come into the hall (approx 5m²) with the stairs to the first floor. To your right is the sitting room (approx. 19m²) with a pretty hard-wood floor. There are French windows leading to the stairs down the the cellar (18m²), which are enclosed by a conservatory providing a perfect hot spot for drying your washing. Behind the sitting room is the back kitchen and utility room (approx 12m²), with a gas cooker, ideal for making jam and a sink with double drainer, lots of storage space, and a large Godin wood burner which heats the house when lit with the heat being ventilated upstairs. Behind the back kitchen is a lobby (approx. 3m²) leading to the back garden and beside it is a downstairs loo (approx. 2m²).

On the other side of the entrance hall is the dining room (approx. 18.5m²) (although currently used as a sitting room), which has a small woodburning stove and glazed doors leading to the kitchen (approx; 15.5m²) which is a lovely, bright room with electric oven and induction hob, 1 ½ sink, lots of storage and enough space for a dining table in the middle.

Beside the kitchen is a bathroom (approx. 5m²) with a lovely bath, a basin and a corner lavatory.

Upstairs there are two big bedrooms (approx. 20.5m² and 18.5 m²) and they both have French windows leading out on to two roof terraces on the south side...