LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A37509LW86 Price: 75 600 EUR

agency fees included: 10 % TTC to be paid by the buyer (69 000 EUR without fees)

Pretty 2-Bedroom home with courtyard and garden within walking distance of tourist attractions and restaurants







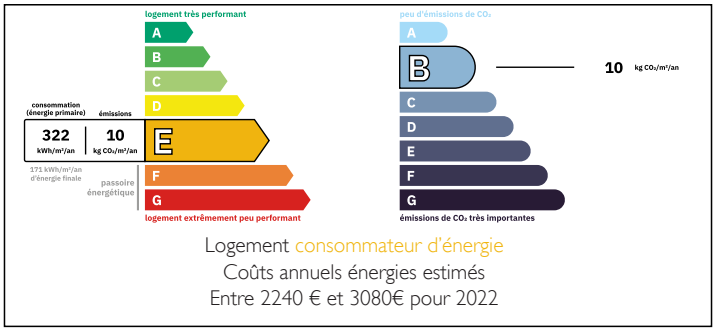








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2240 € et 3080€ pour 2022

INFORMATION

Town:	Le Vigeant
Department:	Vienne
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	298 m2

IN BRIEF

This pretty house is tucked away on a residents-only street, just a short walk, downhill to the River Vienne.

On the ground floor, the comfortable living room opens into a spacious, light-filled kitchen/diner with lovely views over the private courtyard. Upstairs, there are two bedrooms and a bathroom—the front bedroom being especially large, with space for multiple beds if desired.

An attached stone outbuilding, accessible from the kitchen, provides excellent storage and leads out to the courtyard. From here, stone steps take you up to the superb garden.

With three restaurants/bars within walking distance, as well as the riverside tourist attractions close by, this property is ideal as a holiday home or equally as a full-time residence.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

The front door welcomes you in to the living area of this charming property, with space to hang any coats, before the comfy lounge area with modern pellett burner for those cooler evenings on the sofa. This leads on to the magnificent kitchen/dining room with plenty of space for large family meals around the table. A door leads to the attached barn/store room which houses the washing machine and electric hot water heater as well as being the ideal space for storage or perhaps to create into a laundry/boot room. The external door opens on to the pretty courtyard which is completely private and the perfect area to start your day with a cup of coffee outdoors!
Stairs lead up to the large, flat garden with various shrubs, roses, a small vegetable patch and above ground pool.

From the lounge a door leads in to a downstairs hall area that has been cleverly transformed into a bar/drinks cabinet. There is a separate lavatory off this hall way and also the stairs to the first floor.
Upstairs is a good sized bedroom at the rear of the property, bathroom with shower, sink and heated towel rail in the centre of the property and an enormous master bedroom (24.8m^2) at the front with wooden floors.
There is also access from the landing to the attic above, via a wooden staircase, with wooden floor, insulated roof. Ideal for storage it could also be developed into more...

NOTES

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