LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A40694ATM86 Price: 89 500 EUR

agency fees included: 10 % TTC to be paid by the buyer (81 364 EUR without fees)

Freshly renovated family home bursting with charm

EXCLUSIVE







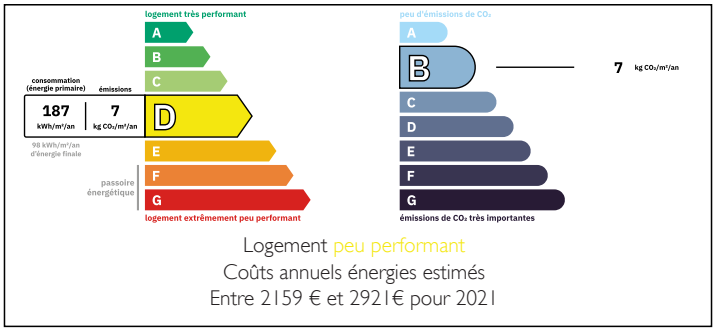








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2159 € et 2921€ pour 2021

INFORMATION

Town:	Adriers
Department:	Vienne
Bed:	3
Bath:	2
Floor:	134 m2
Plot Size:	603 m2

IN BRIEF

Discover a freshly renovated family residence that seamlessly blends sunlit comfort with timeless French charm in the tranquil Vienne countryside.

This south-facing home features a sun-drenched, low-maintenance garden and a bright, open-plan ground floor ideal for entertaining, with a potential to restore a cozy wood stove for winter.

A brand-new kitchen, unused oven, and scenic dining area offer tranquil views through generous windows. Practical extras include a laundry room, a downstairs WC, and a space perfect for a wine cave with a rustic wood barrel.

Upstairs, a 35m² master suite boasts a luxurious ensuite and potential for a walk-through wardrobe. Two additional bedrooms share a family bathroom.

Close to Adriers amenities and Limoges airport, this

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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.

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LOCAL TAXES

Taxe foncière:	**289 EUR**

NOTES

DESCRIPTION

Welcome to your freshly renovated family residence which blends sunlit comfort with timeless French charm, nestled in the serene Vienne countryside.

The house is south facing with a lovely low maintenance garden which bathes in the sun all year around.

The ground floor opens to a bright, open-plan entertaining area, with the option to restore a cozy wood stove for memorable winter nights. The kitchen is brand new, with an unused oven and a delightful dining area offering tranquil views through generous windows.
For convenience, a practical laundry room, a downstairs WC, and a dedicated space ideal for a wine cave (with a rustic, oversized wood barrel) complete the lower level.

Upstairs the master bedroom (35m²) has been creatively positioned with a large space to setup a king size bed, reading area and then you waltz into your ensuite complete with a luxury freestanding bathtub. The simple addition of a partition wall here will give you a large walk through wardrobe!
Two additional generous bedrooms (20m² and 9.5m²) share a family bathroom, ensuring ample space for family or guests.

Two small outside sheds to the side of the house offer useful space for storing bicycles or garden tools.

Located just under 1 km from Adriers, you're within easy walking distance of daily amenities, a pharmacy, and the school. A short 10-minute drive brings you to the vibrant town of L'Isle-Jourdain for larger shopping and superb dining options. Limoges airport is conveniently under an hour away.

The home is connected to town...