LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45436LW86 Price: 299 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (288 500 EUR without fees)

Beautiful country house, 4 bedrooms, pool, outbuildings and garden with stunning views of valley















INFORMATION

Town:	Joussé
Department:	Vienne
Bed:	4
Bath:	2
Floor:	214 m2
Plot Size:	4312 m2

IN BRIEF

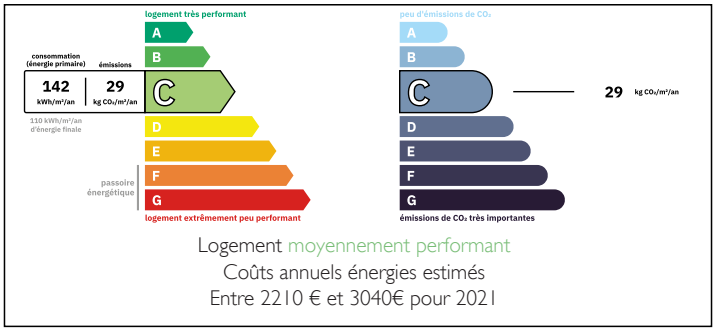
If you are looking for a charming stone property with modernised, comfortable interior, fabulous terrace and pool, nestled in the heart of the countryside with stunning views then this is the property for you!

Located at the end of a small hamlet of only 3 properties this outstanding detached house is in perfect condition to drop your bags and enjoy.

With large, welcoming reception rooms and 4 good sized bedrooms this versatile property is a rare prospect on the market.

The outside space has been created with taste, pretty paved courtyards, large lawns with fruit trees and a pool with terrace, built in BBQ and pool-house, what more could you need for the perfect summers day?

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 2210 € et 3040€ pour 2021

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45436LW86 Price: 299 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (288 500 EUR without fees)







LOCAL TAXES

Taxe foncière:	**888 EUR**

NOTES

DESCRIPTION

The front door welcomes you into the impressive, double height, entrance hall (27m²) with attractive wooden staircase leading to the first floor above.
Doors lead to the immense lounge at the rear of the house, with open-fire and patio doors on 2 sides out to the gardens that make the most of the breath-taking view at the rear of the property. Alongside is the dining room, again with patio door out to the pretty courtyard terrace and just next door is the fitted kitchen.
At the front of the house is a home office, that also has inependant access, and plenty of storage in the fitted cupboards that could be ideal for working from home or even as a teenagers bedroom. A laundry/boiler room with integrated storage and a separate wc are also available on this level.

Above a corridor leads to 4 good sized bedrooms, 2 with delightful views to the rear. There is a shower room at one end, seprate wc and a large family bathroom, with bath at the other end of the house.

A large barn at the front of the house (80m²) has been divided into storage/parking space and a workshop space.
The large garden wraps around the house on 3 sides with established fruit trees and shrubs. Directly behind the house is the courtyard terrace, with stone outbulidings, including an old bread oven, creating a private tranquil space to unwind a the end of the day.
Steps lead down to the...