LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48441LW86 Price: 99 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (90 000 EUR without fees)

Superb 2 bed house with stunning river views, garage, covered courtyard and riverside terrace















INFORMATION

Town:	L'Isle-Jourdain
Department:	Vienne
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	300 m2

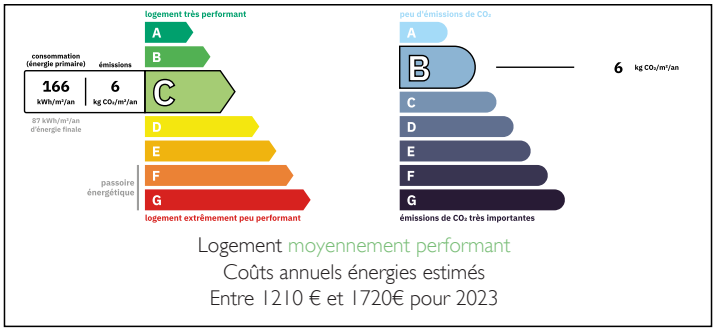
IN BRIEF

A perfect lock up and leave holiday home with superb views of the river within walking distance of the town centre and restaurants.

This attractive property is in a superb location and has been nicely renovated inside. The lower floor has a useful garage for off-street parking, a utility room and large storage area. Above is the main living accomodation with a study and bright lounge that have outstanding views to the front of the house over the river and bridge. The spacious kitchen has doors out to the rear covered terrace and leads on to the 2 bedrooms with velux windows, attractive modern bathroom and separate wc.

The attached courtyard garden behind the property is a delightful private space that is ideal for entertaining or enjoying a peaceful summers evening. There is a small area...

ENERGY - DPE



Logement moyennement performant

Coûts annuels énergies estimés

Entre 1210 € et 1720€ pour 2023

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.

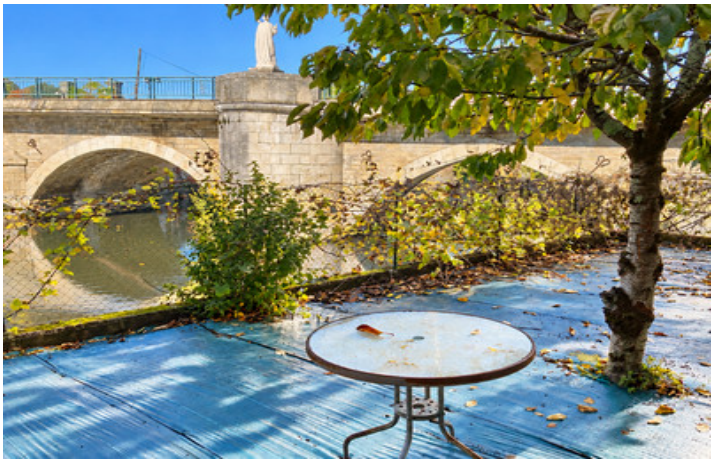
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LOCAL TAXES

Taxe foncière:	**362 EUR**

NOTES

DESCRIPTION

A fantastic opportunity to acquire this turn-key property in a great location. Only a short walk from the friendly town centre with its shops, market and restuarants this house benefits from idyllic views of the river Vienne, sitting high above the water level.

The lower floor has an entrance door, with roller shutter, leading into a large utility area with plumbing for washing machines. There is a walk-in storage room, that could be a great boot room, as well as the garage with up and over door.
Stairs lead upto the first floor and the main living accomodation comprising:
A study/snug with window to the front of the house (could also be used as a 3rd bedroom) that leads through to the attractive living room. At the rear of the property is the good sized kitchen with independant access door to the side of the house, and access out to the rear courtyard garden with covered terrace area.
Continue through the kitchen to reach the 2 bedrooms, with velux windows (remote controlled shutters attached), a beautiful tiled bathroom with bath, heated towel rail and sink as well as the separate wc.

With HVAC units in many rooms (offering heating and cooling), electric radiators and connected to mains drainage this property is perfect for those looking to just enjoy their new home without any works or worries.

Just across the street is a superb plot of land/garden reached by concrete steps, that offers an idyllic location next to...