



Ref: A24372SHA86 Price: 183 600 EUR

agency fees included: 8 % TTC to be paid by the buyer (170 000 EUR without fees)

Prime location, riverside property with stunning views. Sip your apperitif watching the sunset over the river



INFORMATION

Town: Availles-Limouzine

Department: Vienne

Bed: 3

Bath: 2

Floor: 113 m2
Plot Size: 2065 m2





IN BRIEF

Lovely Riverside property with river views from every room. Gorgeous wisteria covered terraces with stunning views overlooking the river. Garden with direct access to the river.



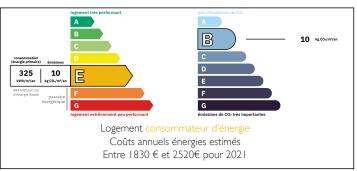
Comprising of a large living/dining room, modern fitted farmhouse style kitchen, leading out on to one of the terraces, ground floor bedroom with shower. On the first floor 2 bedrooms and bathroom.

To the outside, terraces, garden, garden sheds and direct access to the river.





ENERGY - DPE



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: 347 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

In further detail:-

Ground floor

Living Room/Dining Room - 9.53m x 4.489m approx

You enter into a large open plan living room/dining room. There are feature tommette tiles and a wood burning fire. Views of the river from all of the windows.

Kitchen - 4.368m x 4.200m approx With a range of fitted units, cooker and a tiled flooring and french doors on to terrace.

WC - $1.40m \times 1.04m$ approx WC and handbasin.

Bedroom I - 3.995m x 3.702m approx Bedroom with shower unit and tiled flooring

On the first floor

Landing - $2.35m \times 1.062m$ approx with tiled flooring leading off to

Bedroom 2 - 4.450m × 3.318m approx River views, tiled flooring and fitted wardobe

Bathroom - 2.787×1.45 m approx Shower cubicle, vanity sink unit, WC.

Bedroom 3 - 3.49m x 3.455m approx River views, Tiled flooring and fitted wardrobe.

To the outside

There are terraces to two sides of the house, each with river views.

There are garden sheds and the garden.

There is an additional piece of land opposite the house which could offer business potential.
