

Wonderful two bedroom habitable house, almost entirely renovated - needs finishing; with large & lovely garden



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Moussac |
| Department: | Vienne  |
| Bed:        | 2       |
| Bath:       | 2       |
| Floor:      | 142 m2  |
| Plot Size:  | 1236 m2 |

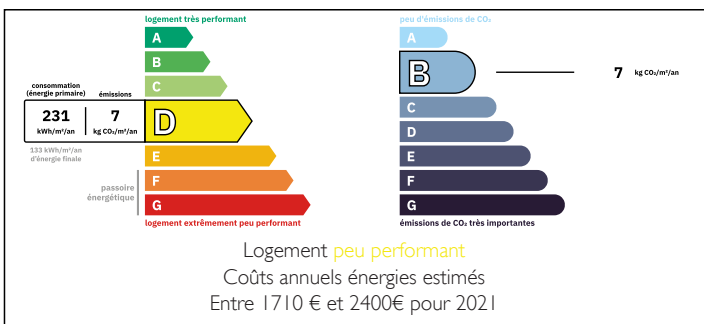
## IN BRIEF

This spacious house flows beautifully & has gorgeous traditional features such as hard-wood floors, exposed beams, some original windows & all the glazed internal doors, ensuring that every room is light & bright. Finishing touches that are needed are things like door frames, the downstairs loo by the back door needs a sliding door added for privacy, but the house is perfectly habitable and you can get to these little jobs in time.

The private, south-facing garden extends to over a quarter of an acre with a good range of fruit trees, a large lawn, off-road parking and a terrace behind the kitchen in the shade of a beautiful tree.

Moussac is a popular riverside village with a popular bar/restaurant and well-established canoe/kayak centre which draws people from far & wide. The nearest amenities are in L'Isle Jourdain,...

## ENERGY - DPE



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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.



## DESCRIPTION

When you enter from the street through the front door, you come into the hall (approx 5m<sup>2</sup>) with the stairs to the first floor. To your right is the sitting room (approx. 19m<sup>2</sup>) with a pretty hard-wood floor. There are French windows leading to the stairs down the the cellar (18m<sup>2</sup>), which are enclosed by a conservatory providing a perfect hot spot for drying your washing. Behind the sitting room is the back kitchen and utility room (approx 12m<sup>2</sup>), with a gas cooker, ideal for making jam and a sink with double drainer, lots of storage space, and a large Godin wood burner which heats the house when lit with the heat being ventilated upstairs. Behind the back kitchen is a lobby (approx. 3m<sup>2</sup>) leading to the back garden and beside it is a downstairs loo (approx. 2m<sup>2</sup>), which needs a sliding door.

On the other side of the entrance hall is the dining room (approx.18.5m<sup>2</sup>) (although currently used as a sitting room), which has a small woodburning stove and glazed doors leading to the kitchen (approx; 15.5m<sup>2</sup>) which is a lovely, bright room with electric oven and induction hob, 1½ sink, lots of storage and enough space for a dining table in the middle.

Beside the kitchen is a bathroom (approx. 5m<sup>2</sup>) with a lovely bath, a basin and a corner lavatory.

Upstairs there are two big bedrooms (approx.20.5m<sup>2</sup> and 18.5 m<sup>2</sup>)and they both have French windows leading out on to two roof...

## LOCAL TAXES

|                  |         |
|------------------|---------|
| Taxe foncière:   | 458 EUR |
| Taxe habitation: | EUR     |

## NOTES