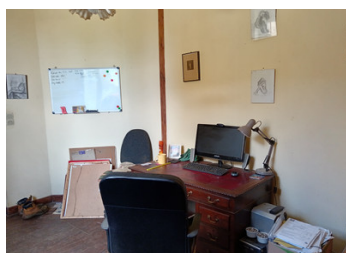
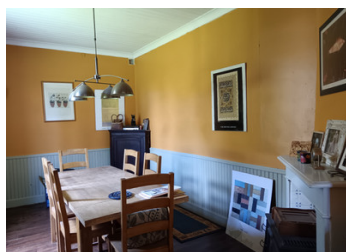


Peaceful 4 Bedroom hamlet house with convertible outbuildings\* of 250m2, on 4269m2. Possibility to buy lake\*



## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Availles-Limouzine |
| Department: | Vienne             |
| Bed:        | 4                  |
| Bath:       | 1                  |
| Floor:      | 168.6 m2           |
| Plot Size:  | 4269 m2            |



## IN BRIEF

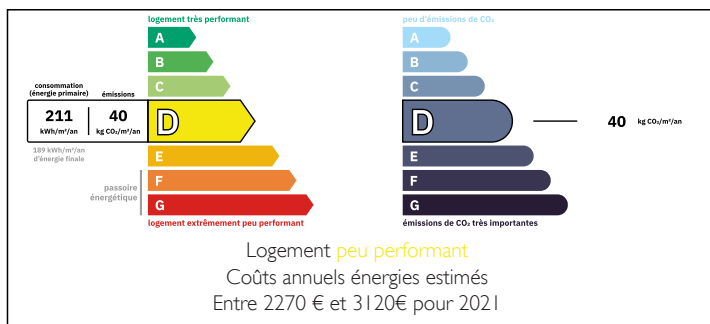
On offer is a traditional French farmhouse in a small peaceful hamlet with country views, a small distance to the villages of Availles Limouzine and L Isle Jourdain.

This traditional French farmhouse is set in 4269m2 of land which offers the ideal opportunity for a self sufficient lifestyle or to keep animals or conversion of the outbuildings into guest accommodation

The property consists of: on the ground floor a large open plan living room leading to the dining room, a fitted kitchen, an office and downstairs wc

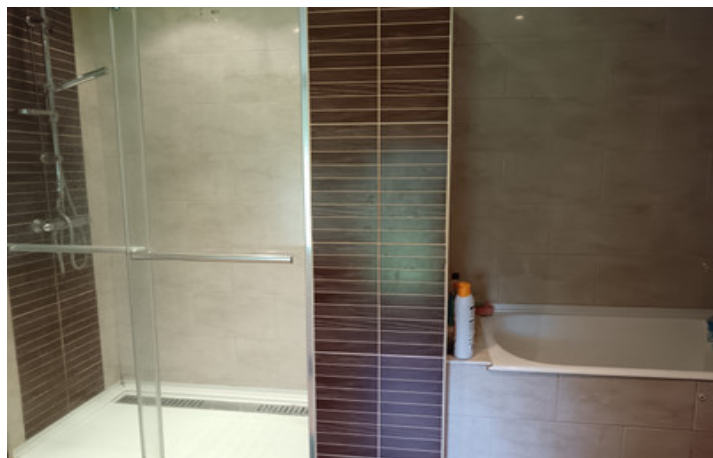
On the first floor there are 4 good sized bedrooms with wooden flooring. The landing has traditional feature oak beams and wooden flooring. The bathroom has a small bath, walk in shower, washbasin and wc on a tiled flooring.

## 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.



## DESCRIPTION

The property consists of: on the ground floor a large open plan living room leading to the dining room, a fitted kitchen, an office and downstairs wc

On the first floor there are 4 good sized bedrooms with wooden flooring. The landing has traditional feature oak beams and wooden flooring. The bathroom has a small bath, walk in shower, washbasin and wc on a tiled flooring.

Outside there are outbuildings totally 250m2 and garden/land ideal for growing your own vegetables or having a small holding/animals

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES