

January Sales! Charming historic, riverside property with endless character, in a popular touristic village



## INFORMATION

Town:	Availles-Limouzine
Department:	Vienne
Bed:	3
Bath:	2
Floor:	116 m2
Plot Size:	419 m2



## IN BRIEF

This historic and charming riverside property has beautiful views over the river, the village and the church.

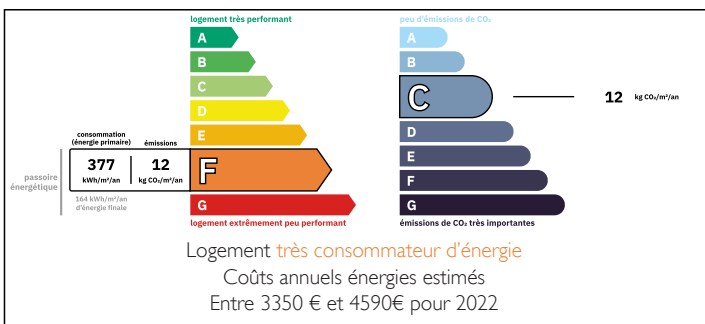
This is a super opportunity to purchase a large 3 bedroomed/2 bathroom historical house which has been superbly renovated to include a modern, well equipped dining kitchen and 2 fabulous, modern shower rooms.

It is possible to buy the property furnished.

Briefly comprising of a dining kitchen, dining room, living room, utility room, shower room and 3 bedrooms and a further shower room.

Located in a riverside village, popular with tourists, with amenities and services:- bakery, restaurant, small cafe/bar, small supermarket, hairdressers, doctors and dentists and post office.

## 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

In further detail:-

Ground floor

Entrance - 6m<sup>2</sup> approx

Large spacious entrance with a door leading off to the garage

Garage 52m<sup>2</sup> approx

With space for 2-3 cars and a boat

Impressive oak staircase upto

First Floor

Kitchen/Dining Room 13m<sup>2</sup> approx

With a stunning view over the river this room definitely is stunning. First impression gives you a super view over the river.

Having recently been refurbished to give a range o

There is an additional storeroom off the kitchen 1.5m<sup>2</sup> which is ideal as a small pantry.

Formal sitting room - 14m<sup>2</sup>

This large spacious room boast feature parquet flooring and yet more superb views towards the village and the church beyond:

Dining Room - 14m<sup>2</sup>

Currently used as a formal dining room, with attractive wooden flooring.

Could possibly be used as a 4th bedroom.

Hallway 8m<sup>2</sup>

Small understairs storage area

Utliity room

Bathroom 4m<sup>2</sup>

Containing a wc, walk in shower, vanity washbasin with lighted mirror above and electric towel rail.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES