

Pretty 2 bed village house with garage, attached garden and potential to extend living space



INFORMATION

Town:	Adriers
Department:	Vienne
Bed:	2
Bath:	1
Floor:	62 m2
Plot Size:	755 m2

IN BRIEF

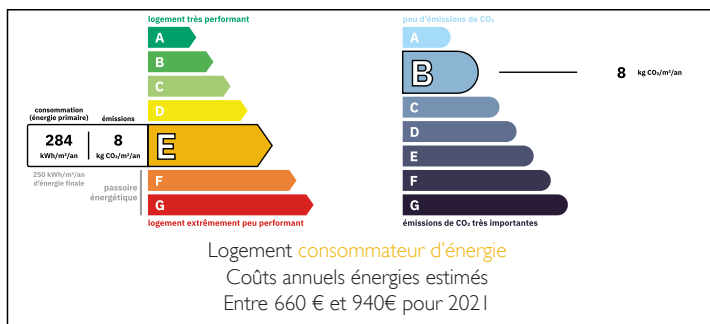
****Under offer**** This delightful house is well located close to the amenities of this friendly village and offers huge potential to increase the habitable space if required. With a bright and airy lounge, 2 good sized bedrooms, bathroom and kitchen that leads out to the large attached private garden all on the ground floor.

Above is a huge loft space with original oak floors and windows making it ideal for development. The attached garage, with mezzanine level above is another super space for storage or for extending the house (subject to permissions)

The house benefits from a new roof done in 2019 and new kitchen appliances being sold with the house and is perfect as a permanent home, holiday escape or renting out as a gîte.



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

The front door welcomes you into a small, bright hallway leading to the 2 bedrooms and the lounge.

Front bedroom 10.5m²

Rear bedroom 14.7m² with magnificent view of the back garden and wardrobe/storage unit

The lounge is a pretty space with wood burning stove (connected to the radiators throughout the property) in the feature fireplace. Nicely decorated the current owners have kept the character of the property and the original stone walls peek out in various locations from the plaster.

At the rear of the house is the bathroom with shower, new sink, wc, new heated towel rail and new electric water heater as well as the modern equipped kitchen 9.6m² with new fridge/freezer, electric oven and hob and dishwasher. The back door leads out to the patio and large back garden with mature fruit trees.

A staircase leads from the lounge up to the insulated first floor/attic. Currently this area of 46.9m² is only used as a loft but could easily be developed into further living space with windows overlooking the front. The new roof has already had the correct framework for velux/roof windows added so this would be an easy job if the new owners did want to create more bedrooms on this level.

The attached garage has an up and over door at the front, leading out to the road, and a pedestrian door at the rear for access and a concrete floor. The mezzanine level above is perfect for...

LOCAL TAXES

Taxe foncière: 280 EUR

Taxe habitation: EUR

NOTES