

A truly impressive, immaculately presented traditional French country cottage in a delightful village.....

EXCLUSIVE



INFORMATION

Town:	Joussé
Department:	Vienne
Bed:	3
Bath:	2
Floor:	143.98 m2
Plot Size:	1298 m2

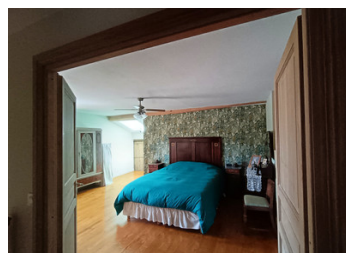
IN BRIEF

This house is absolutely stunning and early viewings are highly recommended - come and see for yourself.....

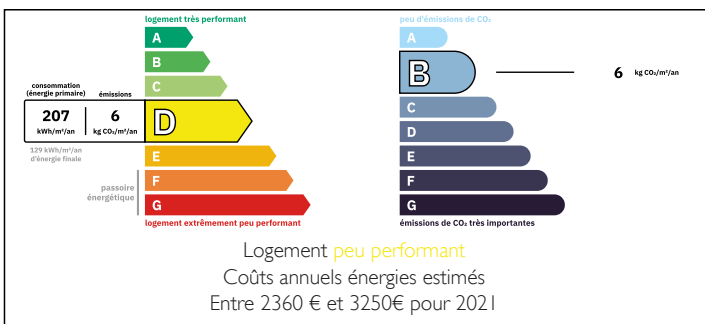
Boasting super high quality fittings and rooms of enormous proportions this house has been completely renovated to a super-high standard and is ready for you to move in right away! It's absolutely perfect as a holiday home or a permanent residence.

This is a wonderful property and not only does it offer three large bedrooms and two bathrooms, (a shower room and full bathroom), but it also has traditional stone walls and beautiful oak beams, truly oozing French charm.

Also included are a number of outbuildings for parking and storage, as well as non-attached land, perfect for your vegetable garden!

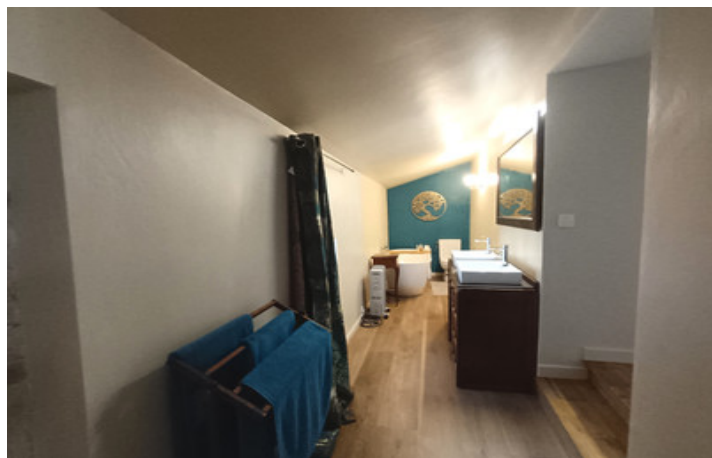


ENERGY - DPE



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 entrance door opens into a large living area with an open plan kitchen.

Just to the right are a set of oak stairs with feature iron railings which leads up to the first floor and the master bedroom (see further description below)

The open plan living room oozes French charm, with the traditional stone walls and oak beams. The seating area has a fireplace featuring a wood pellet burner and a large fireplace perfect for those cozy evenings. There is a quality wooden floor with access to an underfloor storage room.

There is a small informal area for dining and a large open plan kitchen area offering a range of quality kitchen cabinets with an induction hob and a built in cooker. There is ample worktop space where you can prepare your meal whilst entertaining your guests. This area then extends into an additional kitchen area with a large sink and feature stone walls and a utility room beyond.

Just beyond the seating area there are a set of double glass doors leading into the formal dining room which again has feature stone walls, a tiled flooring and a wooden pellet burner, and a upvc double glazed door leading to outside.

There is a second set of oak stairs which lead to a first floor bedroom which has a mezzanine area above which would make an ideal office or craft space.

From this...

LOCAL TAXES

Taxe foncière: 540 EUR

Taxe habitation: EUR

NOTES