

Unique location and idyllic views for this delightful 3 bed detached house with courtyard and garden.

EXCLUSIVE



INFORMATION

Town:	L'Isle-Jourdain
Department:	Vienne
Bed:	3
Bath:	1
Floor:	94.6 m2
Plot Size:	1730 m2



IN BRIEF

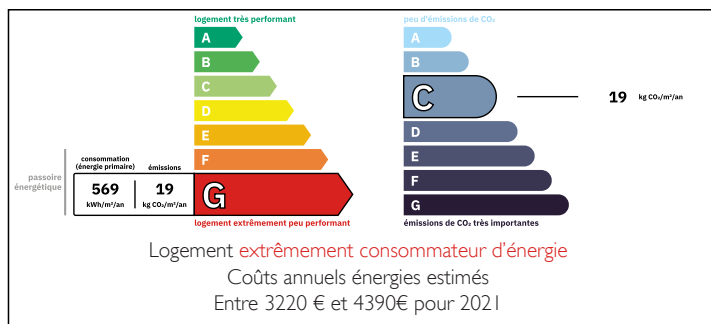
Location, Location Location... A Truly Unique Riverside Home

Nestled beneath the iconic viaduct, this detached property offers a setting unlike any other, with panoramic views over the River Vienne that are simply breathtaking.

The home combines charm and convenience, being just moments from local amenities. Inside, a magnificent open-plan living and dining room takes full advantage of the river views, while three generously sized bedrooms provide comfort and space for family or guests.

Outside, the courtyard garden is the perfect spot to relax with a cool drink while soaking in the scenery. Beyond, a large private plot extends behind the house, offering even more outdoor potential.

ENERGY - DPE



A rare opportunity to secure a home of character,

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 gated courtyard leads to the front door of this charming house that opens into a large lounge/dining room with parquet flooring. The double glazed windows look out to the front of the property with views over the river and viaduct. There is a kitchen, downstairs lavatory, utility area and another room that has begun to be converted from the old garage (no heating currently) that could be adapted into an office or downstairs bedroom (subject to correct permissions) or continue to use as storage. The sheltered terrace at the rear of the property is ideal for storage but could also be used as a lovely private patio area.

The attractive, wide staircase leads to a small landing that serves 3 double bedrooms, the largest with a separate seating area, as well as a bright family bathroom.

Certainly not one to miss, this house is only a few minutes walk to the centre of Isle Jourdain with its cafés, pharmacy, boulangerie and supermarket as well as being ideally placed to enjoy all the towns tourist attractions, outdoor swimming pool and footpaths/cyclepaths.

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

LOCAL TAXES

Taxe foncière: 325 EUR

Taxe habitation: EUR

NOTES