

DETACHED 2/3 bedroom property with great views on edge of small village. sous-Sol. Garage, business potential

EXCLUSIVE



## INFORMATION

Town:	Availles-Limouzine
Department:	Vienne
Bed:	3
Bath:	1
Floor:	106 m2
Plot Size:	1207 m2

## IN BRIEF

This is a fantastic 2 or 3 bedroom, 'Pavilion' style house on the edge of a pretty market town and a short walk to a Top class restaurant.

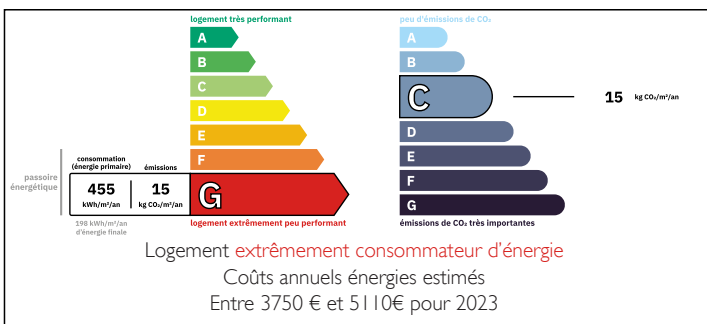
The Sous-sol (lower ground floor) comprises of a large garage and workshop 56m2, a utility room 13m2 and a further room which could be the third bedroom 16m2. There is also space to install a shower-room.

On the ground floor proper, is a lovely open plan Lounge /diner 26m2 with two sets of double doors opening onto the terrace and the front of the house with great views across the Valley of the Vienne. The principle bedroom 13m2 also has doors opening onto the terrace.

There is also a fully fitted kitchen 14m2, a second bedroom 11m2 overlooking the garden and a contemporary shower room with walk in shower.

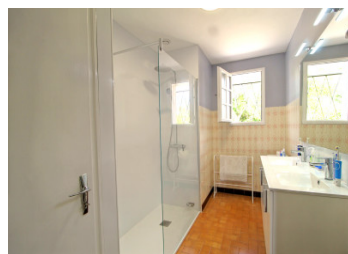
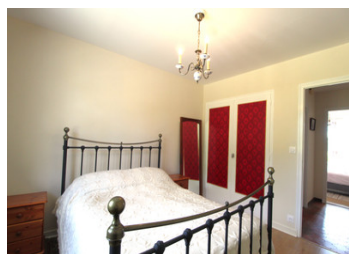
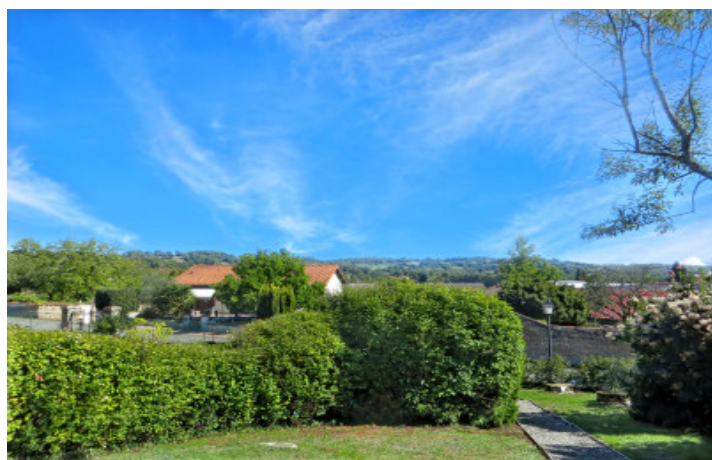
The property sits in the...

## 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

Situated on the edge of the market town of Availles limousine, this 'pavilion' property will make a perfect lock up and leave holiday home or a 'for ever' home.

Set in the middle of just over 1000m<sup>2</sup> of easy to maintain, mature garden, the gated driveway leads to the lower ground level where you will find a large double garage and workshop, the utility/laundry room and a further room which will make a third bedroom or Gym etc..

The garden path leads up to the front door at the raised level. A central hallway connects all the rooms. To the front of the house is a lovely lounge/diner with open fire-place, and two sets of doors leading onto the South/East facing terrace where you can sit and enjoy the great views. Also to the front of the house is the Principal bedroom, also with doors leading onto the terrace.

To the rear is the fully fitted modern kitchen, a shower room and the second bedroom looking out over the garden.

There is also a separate WC.

Apart from the 'Michelin guide' restaurant within walking distance there are also a selection of small shops and a Local market on Thursdays.

As well as a host of small Historic towns in the region, the bigger places such as Confolens 14Km, Bellac 34Km, Limoges 58Km and Poitiers 65Km are within an hours drive and provide all the amenities you will need.

The stunning Charente and Vienne Countrysides are on your doorstep and waiting to...

## LOCAL TAXES

**Taxe foncière: 430 EUR**

**Taxe habitation: EUR**

## NOTES