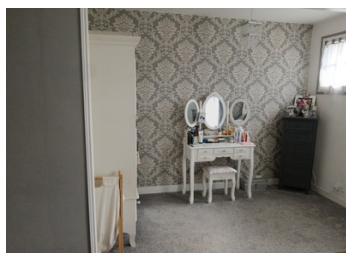


Immaculately presented spacious 2 bedroom sous sol house in a popular riverside village with panoramic views



INFORMATION

Town:	Availles-Limouzine
Department:	Vienne
Bed:	2
Bath:	2
Floor:	106 m2
Plot Size:	1556 m2

IN BRIEF

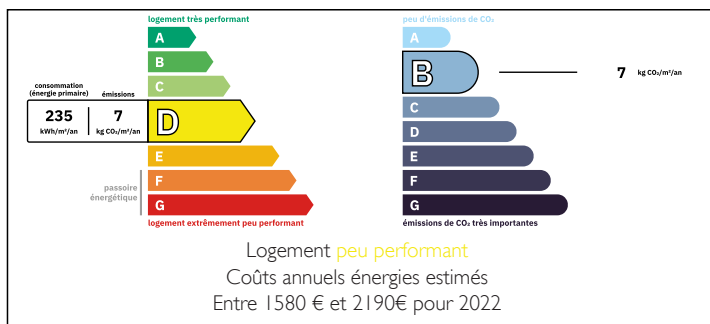
This super spacious sous sol house is immaculately presented and is ready to move straight into.

Briefly comprising of large entrance hallway, a lounge/dining room, large fitted kitchen, WC, shower room and 2 bedrooms. There is a garage on the ground floor, together with a large utility room.

There are beautifully maintained gardens to the exterior with a front patio area, and an outdoor seating area with fire-pit/bbq, an area with a spa and a place for sun loungers .

Come and see what this beautiful property has to offer.

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.



LOCAL TAXES

Taxe foncière: 468 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

In more detail

On arrival at the property there is a series of steps leading up to the entrance.

There is a bright and long spacious hallway, with an attractive tiled floor. Leading into the dining room/living room.

The dining area has a stylish tiled floor and French doors leading to the outside terrace.

The lounge area is stylishly decorated and has a laminate flooring, a wood burning fire and a pellet burner.

Leading off into the kitchen

Perfectly presented with a large range of baseline cabinets with wooden effect worktops, a large range style cooker with tiled backsplash and attractive complementary shelving. There is a breakfast table however it is extremely spacious and could accommodate a large kitchen table and chairs if desired.

Back into the hallway leading down to the separate WC, and the master bedroom which has been attractively decorated and it has a designated dressing area.

At the end of the hallway is the large shower room with wc, walk-in shower and washbasin. There are some original French tiles remaining that add that additional French touch!

The second bedroom, is a good size and has French doors out on to the garden.

Down to the sous sol, which is currently used as follows

Lounge area

Games area

Workshop area