

Presenting a truly exceptional opportunity to acquire a beautifully renovated, 3-storey house



EXCLUSIVE

INFORMATION

Town:	Availles-Limouzine
Department:	Vienne
Bed:	2
Bath:	3
Floor:	72 m2
Plot Size:	280 m2



IN BRIEF

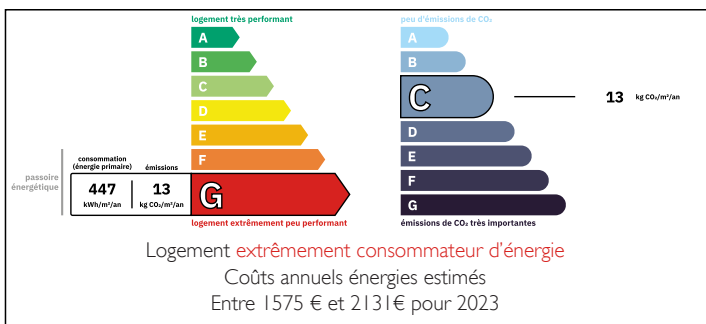
Early viewing is highly recommended to fully appreciate the calibre and detail of this outstanding property.

Having undergone a comprehensive refurbishment to a very high standard, offering a typically French house with a touch of luxury, ideal for any buyer seeking a sophisticated, ready to move-into home.

Located with walking distance of village facilities, bakery, small supermarket, shops, doctors, dentist, post office, hotel restaurant

Located approximately an hours drive from international airports in Poitiers and Limoges.

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

On arrival at the property, you enter a long bright and spacious hallway with attractive bright modern floor tiles. Leading off the hallway you enter the large spacious living room again with attractive bright modern floor tiles, a feature wood burner and a view to the front of the property.

From the living room you enter the well fitted, bright and modern kitchen. With well designed cupboard space and storage. There is a integrated electric cooker and halogen hob, integrated fridge as well as a dishwasher. Again, with bright floor tiles. There is a upvc double glazed window and door with lovely views out over the garden.

There is a large and very modern downstairs shower room, with a walk-in shower, WC and vanity washbasin. The walls are fully tiled as is the floor.

Stairs take you up to the first floor where you will find the gorgeous master bedroom with an open plan ensuite bathroom. There is a very attractive wall decoration which gives this room the absolute wow factor. The old fireplace has been kept, should anyone want to open it back up or make it into additional feature. There is a traditional wooden flooring.

The second bedroom can accommodate a double bed however the current owners used it as a dressing room/office, it can be whatever you want it to be, having an attractive wooden flooring and a upvc...

LOCAL TAXES

Taxe foncière:	150 EUR
Taxe habitation:	EUR

NOTES