

Rare opportunity: 4 bedroom house with garden and large adjoining commercial premises close to town



INFORMATION

Town:	L'Isle-Jourdain
Department:	Vienne
Bed:	5
Bath:	1
Floor:	559 m ²
Plot Size:	940 m ²



IN BRIEF

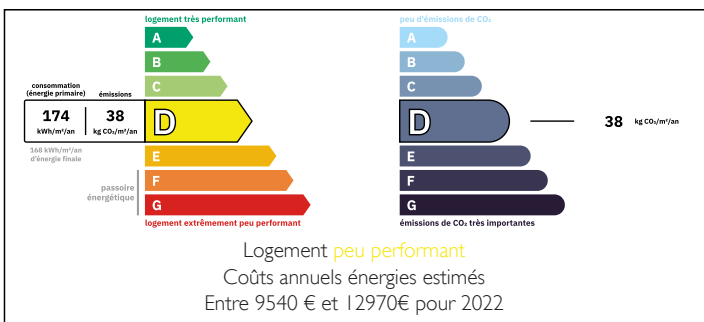
A rare opportunity to purchase a large property comprising of a comfortable 4 bedroom house of around 200m² living space with a large adjoining commercial space that could be adapted to your needs.

The property is within walking distance of the town centre and all amenities, including the school and has a pretty rear garden with patio and private parking/garages.

This could be the ideal blank canvas for someone looking to create a large family home, business premises, studio or gites and must be seen to be appreciated.

The energy costs have taken into account the commercial surface and are therefore not representative of actual costs to heat the much smaller habitable surface.

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 attractive house welcomes you from the street into a large entrance hall. To the right is a pretty lounge with chimney that opens on to the attractive fitted kitchen at the rear of the property with view over the courtyard.

To the left of the entrance hall is a downstairs bedroom, with double glazed window to the front, which adjoins a downstairs shower room and separate toilet.

At the rear of the house is a large living room (38m²) with adjoining conservatory that overlooks the terrace and back garden. At the rear of this room is an office space.

Upstairs the landing leads to 3 further bedrooms, a dressing room and a large bathroom with bath, double sinks and huge storage cupboard.

LOCAL TAXES

Taxe habitation: EUR

The commercial side of the property is over 2 levels and benefits from 2 large glazed windows on the street side. There are 3 large rooms on the first floor, running the full width of the building and on ground floor 5 rooms/areas. There is an independant access to 2 of these ground floor rooms (with the shop windows) at the far left of the building, as well as a separate wc which could be ideal to develop into a gite or separate dwelling (permissions necessary).

At the rear of the property are 2 double garages, a single garage and the boiler room housing the oil fired heating boiler for the house. A gate allows access on to the rear...

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