

Spacious detached sous-sol property with 3 bedrooms, double garage and garden in heart of friendly town



## INFORMATION

Town:	L'Isle-Jourdain
Department:	Vienne
Bed:	3
Bath:	2
Floor:	117 m <sup>2</sup>
Plot Size:	1452 m <sup>2</sup>



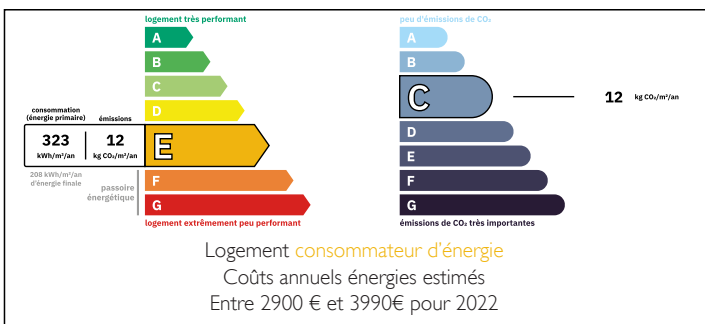
## IN BRIEF

A superb house offering 3 bedrooms on the main level as well as 2 further bedrooms (to decorate) on the basement level. Located in a friendly residential street, only a few minutes walk from the town centre with it's amenities, this attractive property has much to offer.

The bright open-plan kitchen and living room opens on to a large roof terrace with beautiful views of the attached garden. There are 3 good sized bedrooms and a tiled bathroom with separate wc on this level. Underneath, the basement, or sous-sol, level is a vast space offering garages, laundry room and 2 further bedrooms with a second bathroom.

A large driveway, with double access, makes the house easily accesible and offers lots of parking.

## 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 front door welcomes you into the well equipped kitchen that is open to the large living room at the rear of the property. This fantastic space has patio doors leading out on to the vast terrace with beautiful views of the garden and surroundings. The fire-place is now purely a decorative feature, unless the chimney was to be re-instated by the new owners.

The corridor leading from the kitchen serves 3 good sized bedrooms, 2 to the front and 1 to the rear with access to the terrace, as well as a bright tiled bathroom with shower and a separate wc.

Stairs lead to the lower level where you will find 2 further bedrooms (single glazed) and a small bathroom with wc, sink and bidet.

There is a large workshop space, a laundry, small cellar and double garage with up and over doors.

Outside the nice sized garden surrounds the property and the driveway runs the full length of the plot, creating 2 entrances.

The town centre is only a couple of minutes away with its supermarket, pharmacy, bakery and restaurants.

The international airports at Poitiers and Limoges are around 1 hours drive from the property.

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

## LOCAL TAXES

**Taxe foncière: 820 EUR**

**Taxe habitation: EUR**

## NOTES