

2 bedroom house in sought after hamlet close to the river with lots of potential. Large barn and garden



INFORMATION

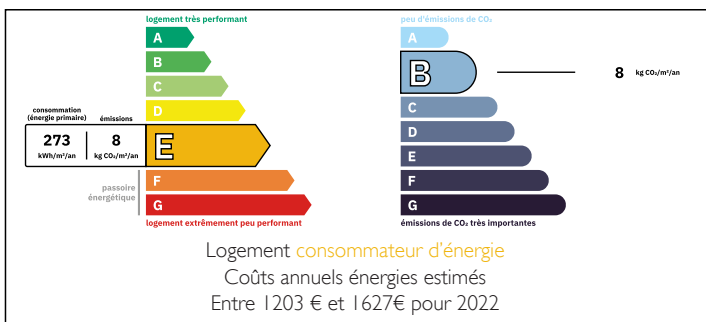
Town:	Moussac
Department:	Vienne
Bed:	2
Bath:	1
Floor:	88 m2
Plot Size:	580 m2



IN BRIEF

Super, single storey property with 2 bedrooms, kitchen/diner, lounge and bathroom. Located in a friendly hamlet, next to the river Vienne, this ideal project already has pvc double glazing and a new, metal roof. There is a large barn, ideal for parking a camper-van, with workshop space and a back garden with private 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.



LOCAL TAXES

Taxe foncière: 522 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This pretty cottage is a great blank canvas for anyone looking to design their own interior. On mains drainage and benefiting from recently installed double glazing as well as a new roof ("bac acier"/metal sheets) the tedious jobs have already been completed allowing you to indulge in the fun interior renovations.

There is a large kitchen/dining room (26.5M²) that leads to one bedroom as well as the bathroom with shower, sink and electric towel rail and a separate wc.

Next to the kitchen, at the front of the property, is the living room (25.3M²) with chimney place (not currently used) and at the rear the second bedroom. The large barn has sliding doors allowing vehicle access and is ideal for storing a camper-van/car/motorcycle. There is a mezzanine level for storage and even a workshop space.

The back garden is a nice space to enjoy the peace and quiet with gated access to the front and room for off-road parking.

The interior of this property will need some refreshing and also works to the electrics.

Located in a sought after hamlet, next to the river Vienne, this house is only 5 minutes drive from the supermarket, restaurants and other amenities in the town of L'Isle Jourdain. A short walk away is the area to launch your kayak, for those that enjoy pursuits on the river and there are outstanding walks/cycle paths in this location taking in all the surrounding natural beauty.

Information about risks to which this property is exposed is available...