

Charming & secret village home in a peaceful setting, 3 bedrooms and great potential to extend habitable area



INFORMATION

Town:	Bouresse
Department:	Vienne
Bed:	3
Bath:	1
Floor:	115 m ²
Plot Size:	1910 m ²

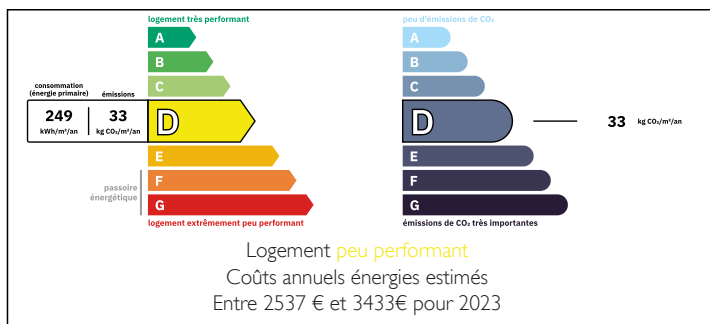


IN BRIEF

Set back from the road and hidden from view, this charming, discreet house is far more spacious than it first appears. Just a short walk from the village's amenities — grocery store, hairdresser, post office, hardware shop, restaurant and more — it offers an ideal balance of privacy and convenience. Only 200 metres away, the Salle des Fêtes hosts events throughout the year, whether you prefer to just enjoy the festivities or help organise them. Cultural, sporting, social, recreational or charitable, the village's many associations offer plenty of ways to take part in this lively, welcoming community.

The house benefits from oil-fired central heating, electric hot water, a woodburner and mains drainage, so no septic tank concerns. Access is easy: Poitiers (airport and TGV) is 35 km away, Limoges airport 85 km, and the western Channel ports — Caen, Saint-Malo...

ENERGY - DPE



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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

You approach the house via a small alleyway leading to the front courtyard, where a glazed door opens into the generous dining room (approx. 27 m²). This welcoming space features an insert woodburner, tiled floor and the staircase to the first floor. A sliding door leads to a long utility room (approx. 9 m²) with sink, washing machine plumbing and ample storage for coats and household items.

Beyond the dining room is the fitted kitchen (approx. 19 m²), with sliding French windows to the garden — perfect for stepping out with your morning coffee into the sunshine. A large pantry/back kitchen (approx. 15 m²) sits just beyond, offering space for extra fridges and freezers, an additional hob and sink, and another set of French windows. Ideal for jam making with fruit from the garden and land.

From the dining room, a cosy sitting room (approx. 13 m²) provides a quiet place to read or watch TV. A further door leads to the ground floor bedroom (approx. 16 m²), which has an entire wall of built-in cupboards. The shower room (approx. 6 m²) and separate WC (approx. 1 m²) sit between the dining room and kitchen.

Upstairs are two additional bedrooms (approx. 14 m² and 15 m²), the second with an attic space (approx. 8 m²) for extra storage.

At the rear of the house is a bright workshop (approx. 28 m²) with a second WC and steps down to the wine cellar (approx. 6 m²). With two sets of double glazed French windows and an additional window, it enjoys excellent natural light. From here you...

LOCAL TAXES

Taxe foncière: **897 EUR**

Taxe habitation: **EUR**

NOTES