

Rare opportunity to purchase single storey house set in lovely gardens with lovely river views



## INFORMATION

Town:	Availles-Limouzine
Department:	Vienne
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	3390 m2



## IN BRIEF

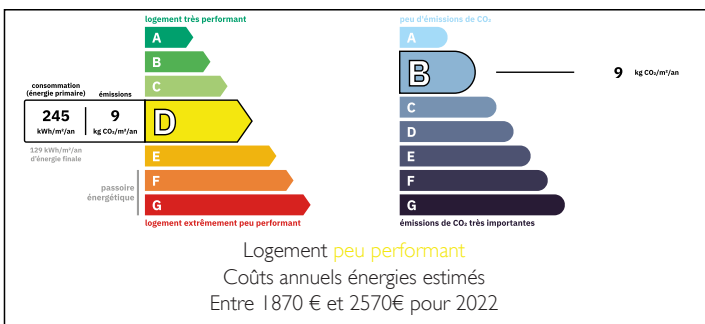
A perfect opportunity to purchase this single storey 2 bedroomed house with exceptionally large gardens. Located in a small hamlet with stunning river views.



Briefly comprising of kitchen, lounge/dining room with mezzanine above, 2 bedrooms, bathroom and wc. Garage.



## 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

in further detail

Kitchen 4.29m x 2.89m approx

With a range of fitted pine kitchen units, gas hob and electric oven, space for fridge freezer and a modern tiled floor. With a fully glazed door offering spectacular views of the river.

Living/dining room 6.52 x 5.87m approx

With a designated dining area and sitting area, with fully tiled floorings. offering mezzanine space/storage above and glazed French doors offering stunning views of the river and around.

Inner hallway leading to

Bedroom 1 - 2.91 x 3.31m approx

To the front of the property with a fully glazed door opening on to the front terrace and garden

Bedroom 2 - 3.27 x 2.92m approx

To the rear of the property with French doors leading to an outside covered terrace approx 8m<sup>2</sup>.

WC - 0.95 x 1.80 m approx

Bathroom -

With a bath with shower tap/screen

With tiled floors and walls and window overlooking rear garden

To the outside

Garage

With ample space for a car and storage

Gardens//Terraces

the property is set in large and attractive gardens with terraces to the front and the rear of the property

## LOCAL TAXES

Taxe foncière: **506 EUR**

Taxe habitation: **576 EUR**

## NOTES