

Attractive 2 bed detached house with new roof, delightful garden and garage



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Luchapt |
| Department: | Vienne  |
| Bed:        | 2       |
| Bath:       | 1       |
| Floor:      | 78 m2   |
| Plot Size:  | 435 m2  |

## IN BRIEF

This fabulous property is located in a friendly hamlet only 10 minutes drive from the closest town, with supermarket.

With a new roof (approximately 3 years old), bright rooms, character features and a delightful enclosed garden, this detached house with it's attractive living room, with high ceiling and woodburner, and 2 good sized bedrooms is a rare find.

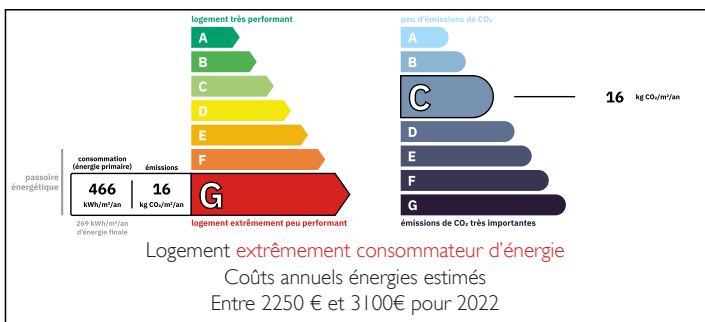
The attic space above could be developed into more living space if required, with new velux windows already installed.

The garage is a great space with room to park your car and storage above on the mezzanine level.

Overall a superb country property, with lots to offer.



## 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.



## LOCAL TAXES

Taxe foncière: 120 EUR

## NOTES

## DESCRIPTION

The bright entrance hall with its "tomettes" tiled floor welcomes you into this lovely detached house. To one side of the hall you have the 2 good sized double bedrooms, 1 to the front of the house and 1 at the rear. At the far end of the hallway is the bathroom, with shower and sink and next door a separate wc.

The other side of the hall is the impressive open plan living space. The modern fitted kitchen leads through to the double height living and dining room making a superb family or entertaining space. The lounge part of this attractive room has patio doors out to the pretty back garden and patio area as well as a fireplace with woodburning stove.

Upstairs is a small room with velux window that could be renovated into further habitable space (no current heating on this level). On the other side is an attic space.

Outside the back garden is a nice size with a private patio area, with built in pizza/bread oven and a small but solid store room. There are pretty flower beds and a flat area of lawn. Double gates lead to the small road in front of the house that serves the hamlet, allowing for off-street parking. The back of the garage is accessible from the garden via a pedestrian door, on the other side (the road side) are larger double doors for vehicle access. Above is a mezzanine area ideal...