

Quirky village house with 5 bedrooms, 2 shower rooms and attached garden in the heart of a village with shops



INFORMATION

Town:	Bouresse
Department:	Vienne
Bed:	5
Bath:	2
Floor:	110 m2
Plot Size:	310 m2

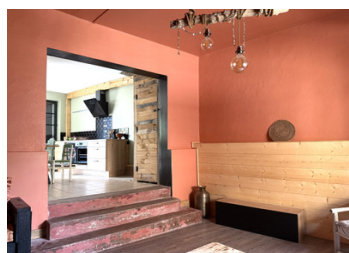
IN BRIEF

Ideally situated in the heart of Bouresse, just a stone's throw from the shops and the school, although it is set on a quiet side street with very little traffic, this charming terraced stone village house, sold fully furnished, offers an authentic and spacious living environment full of character.

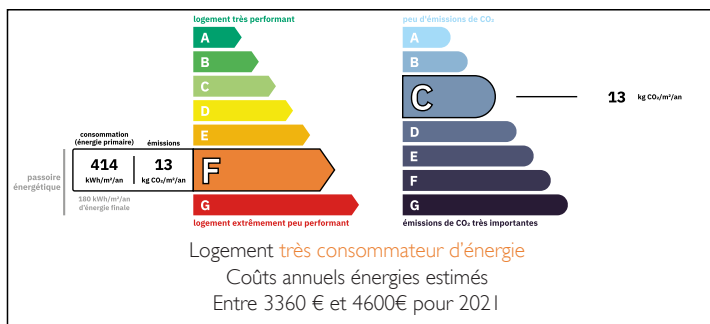
It would make a perfect family home or could be an Airbnb-style rental investment.

A property brimming with potential and warmth, ideal for welcoming family, friends or travellers, in the heart of a lively and sought-after village. Whether you're seeking a generous family home or a flexible investment with income potential, this property delivers.

A wonderful opportunity not to be missed!

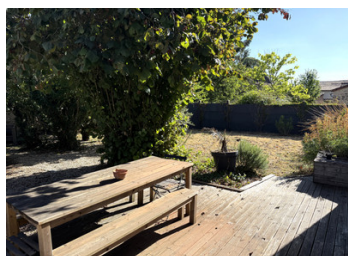


ENERGY - DPE



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 ground floor comprises a cosy living room (approx. 20m²), a fitted kitchen (approx. 15m²) including a dishwasher, a washing machine, an electric oven and induction hob. There is a downstairs loo (approx. 0.6m²) and an adjoining workshop (approx. 21m²), which has a well.

Upstairs, five bright bedrooms of good size with beautiful wooden floors offer everyone their own private space. Two shower rooms and a second toilet complete this level for optimal comfort.

The house features electric heating and is connected to the mains drainage system.

Its layout also makes it ideal for shared living: a shared kitchen, living room and garden, whilst maintaining everyone's privacy thanks to the five separate bedrooms.

At the rear, a charming, secluded garden an eating area and shade from the trees (including a prolific apple tree and an olive tree (approx. 206 m²) provides a pleasant extension to the living spaces and adds a real touch of serenity to the whole property.

NOTES

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