

A lovely 3 bedroom village house to finish near to shops

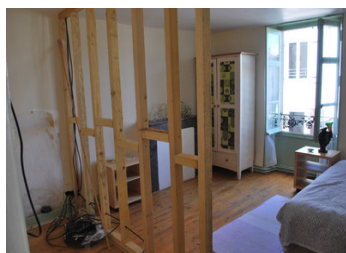


INFORMATION

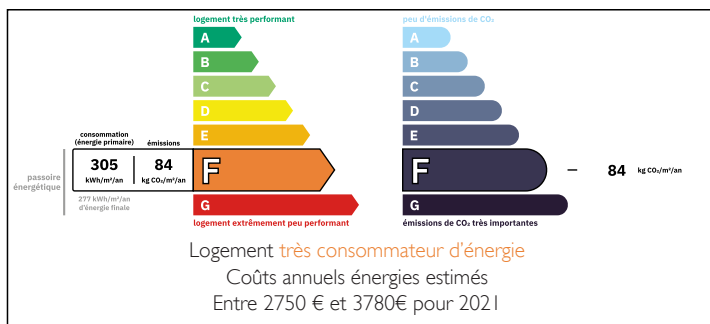
Town:	Adriers
Department:	Vienne
Bed:	3
Bath:	2
Floor:	98 m2
Plot Size:	698 m2

IN BRIEF

Set in the centre of this popular village in walking distance to the local shop, bakers and bar



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

From the driveway

Door to kitchen 6m x 3.3m

Door to living room / salon - 4.7m x 6.8m - double doors to street - electric fire heater insert into fire place / chimney

Off the kitchen there is a door to a hallway where you will find a bathroom / toilet 2.5m x 1.3m and a boiler room 2.7m x 2m

Stairs from the kitchen to the first floor

Bedroom 1 4.1m x 3.3m

Bedroom 2 5.1m x 3.3m

Bedroom 3 3.6m x 4m

One bedroom has had work started to add an en-suite bathroom

Shower room 2.2m x 1.1m

Stairs to attic - large space of approx 8.9m x 5.9m

Outside to the front - a nice driveway for one or two cars

Garage with inspection pit 9m x 5.3m

Workshop / barn 4m x 4m and further space above of 8m x 6m

Door from back of garage to the garden - mainly laid to lawn and trees

Heating - oil central heating

Windows - single glazed

Mains Drains

The village has a small supermarket with a bar/restaurant attached, a post office, doctors, pharmacy and garage. L'Isle-Jourdain (12 km) which straddles the river Vienne offers a wide range of shops and services. For the brave, you can try bungee jumping off the viaduct.

The house is halfway between the cities of Limoges and Poitiers. From the latter you can connect to the TGV network for trains to Paris and the UK (via Lille). The international airport at Limoges has all year flights to...

LOCAL TAXES

Taxe foncière: 572 EUR

Taxe habitation: EUR

NOTES