

OFFER ACCEPTED Spacious 3 bedroom terraced village house to renovate, with courtyard & outbuilding.

EXCLUSIVE



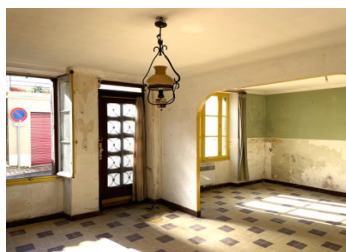
INFORMATION

Town:	Bouresse
Department:	Vienne
Bed:	3
Bath:	1
Floor:	104 m2
Plot Size:	1054 m2

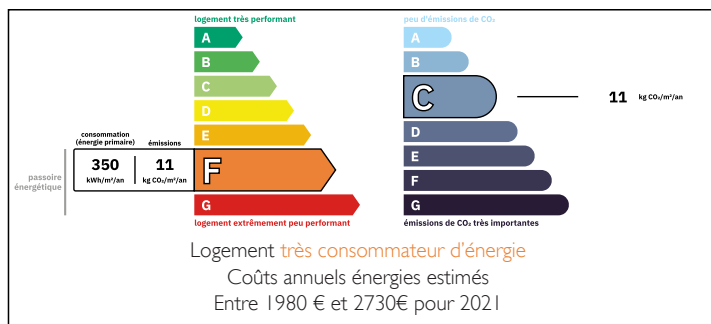
IN BRIEF

This is a lovely, bright and spacious house. The ground floor is basically one room with a kitchen stuck on the back - it would be easy to open this up into the main room as there is already an RSJ beam above the partition wall. There is a beautiful wooden staircase leading to the first floor which has two good sized bedrooms, a landing, a bathroom and loo, and a further staircase to the attic, which is a fabulous space and could provide a loft apartment all on its own.

There is a small private courtyard out the back and a building of approximately 35m² which could be used as a workshop or for storage or as a little business venue. With this house you also get a strip of woodland fronting the river in a village...



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 habitation: EUR

NOTES

DESCRIPTION

From the front door you come into a double width room (approx. 30m²) with a tiled floor and a woodburning stove at one end. The walls need some attention and decorating - there are some signs of damp (saltpetre) but I think this is due to the house having been closed up for the last few years, and heating and airing it should overcome any issues. Behind the living room on the ground floor is a kitchen (approx. 8.5m²) with a white sink, a gas oven, fridge and some cupboards. There is a window and partially glazed door to the courtyard at the back. Both the front door and back door need replacing, but the windows appear to be sound, although only single glazed. Windows and shutters all need to be sanded and repainted (or replaced if that is what you feel is important).

Up the stairs you come to a landing (approx 4m²) off which is the bathroom (approx. 5.5m²) which has a frosted window to the rear, a bath with shower over, a basin and bidet; a toilet (1.15m²) and two bedrooms (approx 16.5m² and 11m² respectively), both overlooking the road in front of the house. Upstairs again is the attic (approx. 28m²) which would make a lovely master bedroom if you don't mind the stairs.

There is quite a lot of work to plan for here: the electrics are likely to need reviewing and there is currently no central heating, but...