

Detached 4 bed house with large basement/garage, beautiful garden and river view



INFORMATION

Town:	Availles-Limouzine
Department:	Vienne
Bed:	4
Bath:	1
Floor:	100 m2
Plot Size:	1500 m2

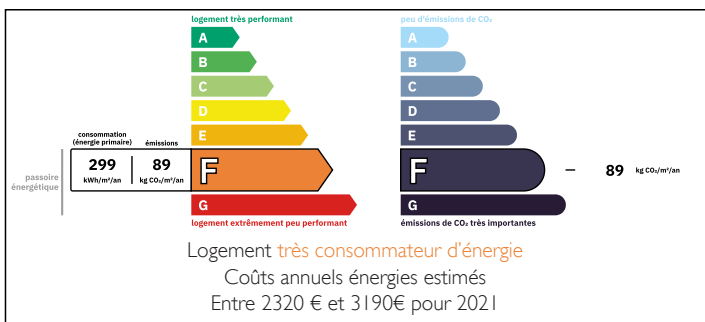
IN BRIEF

Superbly located opposite the river this house offers 4 bedrooms on the first floor and a large living area on the ground floor. In need of some modernisation this property offers the new owners wonderful potential for a family home, holiday home or as a B&B with a large basement/garage that could offer further living space if required.

The large sloping garden behind has wonderful views of the river valley, numerous fruit trees and various outbuildings.



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

The main entrance door opens onto a corridor with wooden staircase leading to first floor, access to the basement/garage and a downstairs wc. The corridor leads into the kitchen, with view over the back garden. The back kitchen houses even more cupboard space and has door leading out to the delightful back garden.

At the front of the ground floor is the large living area 21.8m² with 2 patio doors overlooking the pretty front garden. With a chimney perfect for a wood burning stove, space for a dining room table and inbuilt cupboard space this could be a superb family room. Leading from this room is a small downstairs bedroom with its own shower and sink. Designed specifically for the previous owners needs this could be re-designed to increase the living space downstairs or perhaps re-integrated into the living room.

Upstairs a central corridor has a storage cupboard and airing cupboard. The bathroom overlooks the back garden and has a bath.

There are 2 bedrooms leading from the corridor overlooking the front of the property.

A third bedroom at the end of the corridor overlooks the rear garden and also leads to the 4th bedroom on this floor.

In need of some modernisation this house is on mains drainage and has double glazing throughout. With a delightful view of the river from the front of the property as well as the garden this property offers the new owners a multitude of potential. The...