



Ref: A26262SHA86 Price: 152 600 EUR

agency fees included: 9 % TTC to be paid by the buyer (140 000 EUR without fees)

Detached Country Property with no neighbours. Horseboxes, veg plot, mobile home, land. Open to offers



INFORMATION

Town: Availles-Limouzine

Department: Vienne

Bed: 5

Bath: 3

Floor: 235 m2

Plot Size: 2595 m2





IN BRIEF

NOW REDUCED - ALL MAJOR RENOVATION WORKS DONE.

Just in need of some TLC to enhance the property's potential.





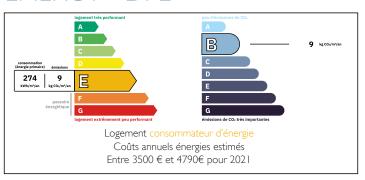
This is a super countryside property set in grounds of 3350m2 with no close neighbours, situated not far from the popular tourist towns of Availles Limouzine and Confolens.

This property has been renovated to a good standard and boasts a renovated roof with insulation, double glazing, a pellet burner and wood burning stove, a fitted modern kitchen. Solar panels and a water treatment plant. There are 2/3 ensuite bedrooms with a dressing room/closet. There are a 2 further bedrooms with possibilty to create another bathroom upstairs





ENERGY - DPE



There are stables for horses or there could be an

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.





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LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

On arrival at the property there is an exterior terrace leading into the entrance room (24m2 approx) with a wood burning fire. Leading off from here is the main living room (30m2 approx) which has a modern pellet burning stove and upvc double glazed doors leading to the rear garden. Leading on to an internal corridor (10m2 approx) which takes you to another room currently used as an office (11m2 approx). Further along the corridor is the first bedroom (17m2 approx) which has its en suite shower room (4m2 approx) comprising of walk in shower unit, we and pedestal sink and an electric radiator/towel heater. There is a walk in dressing room/closet (approx 4m2). Further down the corridor you will find the second en suite bedroom (24m2), the shower room (approx 6m2) with shower, wc, pedestal sink, electric towel radiator and a 2001 water heater (installed in 2019).

To the other side of the entrance room is the kitchen (18m2 approx) with a range of modern kitchen units and worktops. Views to both front and back aspects of the property. Leading from the kitchen to a utility area (9. 70m2 approx) with sink and space for washing machine/dryer. There is a separate storeroom/pantry (4.7m2 approx) and currently houses the electricity meter. There is a wc (1.50m2 approx) and a door leading to the rear garden.

On the first floor there is a landing area...