

Smashing little cottage, perfect for holidays, outbuildings for storage.

EXCLUSIVE



INFORMATION

Town:	Availles-Limouzine
Department:	Vienne
Bed:	2
Bath:	1
Floor:	74.81 m2
Plot Size:	109 m2

IN BRIEF

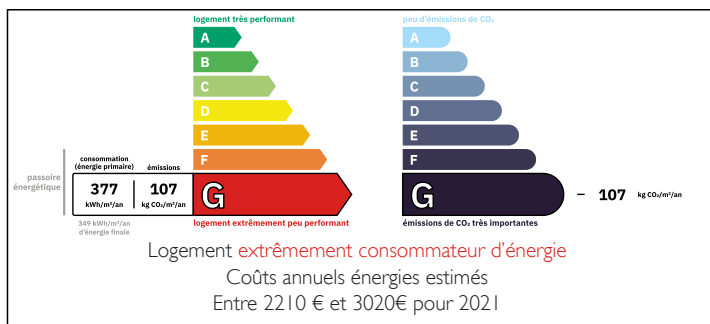
This super little cottage is perfect for a holiday home. It has an outside terrace with space for a table and chairs/deckchairs. There are some outbuildings for storage.

The property comprises of a dining/kitchen and small lounge on the ground floor, on the first floor there are 2 bedrooms and a shower room. To the outside there is a wc, and further outbuildings, and a well.

Located in a popular tourist village with local amenities on your doorstep.

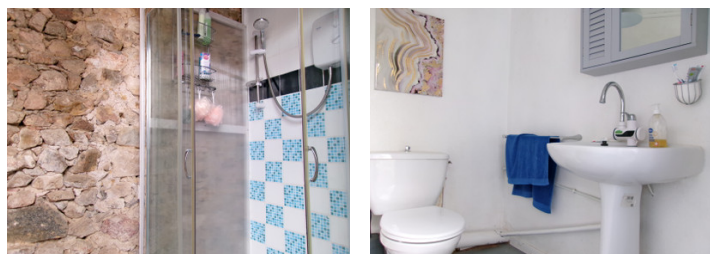
This cute little cottage is worthy of an early visit.....

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

In further detail

A small stepped pathway leads you to this cute little cottage. To the front there is a terrace area where you can have a table and chairs or sunloungers to enjoy the sunny summer holidays.

On entering the property is the dining kitchen. There is currently a sink and a cusiniere a bois, perfect for heating up the property if needed on a chilly evening, a period tiled floor and window with a view over the courtyard. There is adequate space to make a designated kitchen area and dining area within this room should you wish to make further improvements.

Leading from the kitchen/dining room is the small but extremely cozy living room with a tiled floor and electric fireplace.

There are oak stairs, with storage under, leading up to the first floor where you enter into the large open plan bedroom with its feature oak beams, wooden flooring, and velux roof lights. Leading off from this bedroom is another bedroom with a velux roof light and feature stone wall and wooden flooring. There is an attractive shower room with washbasin and corner shower cubicle with velux roof light ensuring a bright room and wooden flooring.

There are a number of small outbuildings one of which has a wc and washbasin. The others are suitable for storage.

There is a terrace where you can enjoy the outside space, there is a well and another small outbuilding for storage.

Facilities
Single glazing
Woodburning cooker
Electric...