

Elegant double-fronted, 4 bedroom house with outbuildings & garden, in dynamic town centre near the station



INFORMATION

Town:	Lussac-les-Châteaux
Department:	Vienne
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	403 m2



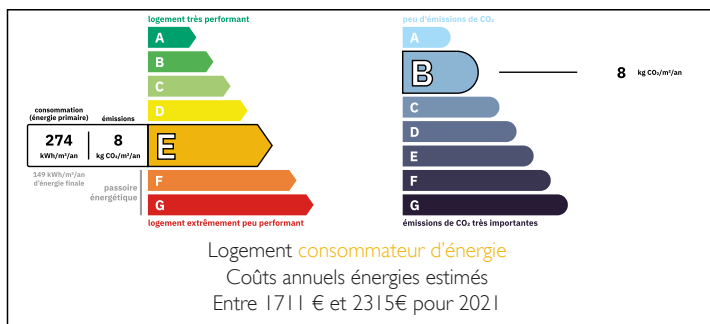
IN BRIEF

Ready to move in, this gorgeous house on a quiet side road in the medieval town of Lussac-les-Châteaux, offers a wonderful opportunity for a family to make a new life.

Within a couple of minutes walk of the market square this beautiful four bedroomed house has the potential to create further living space in the outbuildings, although there is enough habitable space already to live very comfortably.

Everything you could need on a daily basis is within an easy walk of the house. Supermarkets, Intermarché: 650 metres & Lidl: 950 metres & vibrant weekly markets, cafés, bars and restaurants, primary & secondary schools, a butcher, bakers, banks, post office, a medical centre with doctors, physiotherapists, etc. pharmacies, as well as the railway station with trains to Poitiers & Limoges (easy links to the rest of the world) which is...

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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 foncière: 825 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This house offers comfortable and luminous living spaces with a long entrance hall (14m²) with a partially glazed door to the garden at the far end. To your left is the lovely cosy sitting room (approx: 22m²) with a large window to the front and a stone Poitevine chimney piece with an 'insert' wood burning fire in it. Behind the sitting room is a bathroom (and separate toilet) (10m²) which doubles as utility room with space and plumbing for the washing machine and a glazed door to the courtyard. On the right of the entrance hall is the spacious kitchen/diner (17m²) with dual-aspect windows making a very pleasant, bright living space with views to both the enclosed rear courtyard and to the front of the house.

On the first floor is a beautiful landing (7m²) and two bedrooms (21m² and 10m²) as well as the second bedroom having an en-suite shower room (11m²) with shower, basin and toilet and lovely views over the garden.

Upstairs again to the attic which has two bedrooms into the eaves (16m² and 10m²) which both benefit from characterful exposed beams and skylight windows allowing the sunshine to pour in.

There is also a cellar (19m²) offering storage for your wine, jams, etc. and which also houses the water softener, which is invaluable.

On one side of the courtyard is a very pretty little two-storey house (35m²) ripe for renovation, if you are looking for a project, as...