

Elegant 4 bed house with garage and garden located in a peaceful street close to the town centre.



## INFORMATION

Town:	L'Isle-Jourdain
Department:	Vienne
Bed:	4
Bath:	2
Floor:	161 m2
Plot Size:	2987 m2

## IN BRIEF

**\*\*UNDER OFFER\*\*** Within a short walking distance to the town centre with all its amenities and attractions this delightful "sous-sol" style property is a must see.

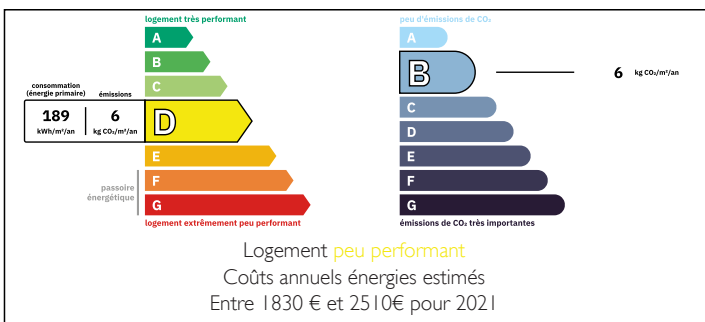
On the ground floor there are 3 double bedrooms, 2 bathrooms, large lounge/dining room and fitted kitchen with views of the delightful gardens surrounding the property.

On the basement level is the 4th good sized bedroom as well as a summer kitchen, huge garage and separate storage area. Electric gates welcome you to the property and the driveway leads to the electric up and over garage door.

With a new roof and guttering in 2020 and on mains drainage this elegant looking property is ideal for those looking for the perfect property that doesn't need any costly renovations/works



## 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 foncière:** 911 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

In the centre of the beautiful gardens sits this eye-catching property.

The large entrance hall, with integrated storage cupboard, welcomes you into the house with the lounge and kitchen on one side and the bedrooms on the other.

The spacious and bright lounge has 2 sets of patio doors leading to the garden and terrace at the front and a dining area leading to the pretty fitted kitchen at the rear of the house. At the rear of the entrance hall is a wc, external door to the back garden and an access door to the stairs leading to the basement level.

To the other side of the entrance hall is a corridor leading to 3 double bedrooms (10.4m<sup>2</sup>, 11.1m<sup>2</sup> & 12.8m<sup>2</sup>), all with fitted wardrobes, and 2 of which have patio doors leading to the terrace. There is a bathroom with double sink, bath and separate shower cubicle as well as a second shower room with modern shower cubicle and basin.

The basement level, accessible from the house, has an enormous garage area that could certainly fit 2, if not 3, cars. There is a summer kitchen area housing the electric water heater (new in 2021) and on the other side is a storage area for garden equipment. There is also a large bedroom on this level (27.5m<sup>2</sup>) with high level window and plenty of space for a seating area perfect for teenagers or visitors looking for their own space!

The property is...