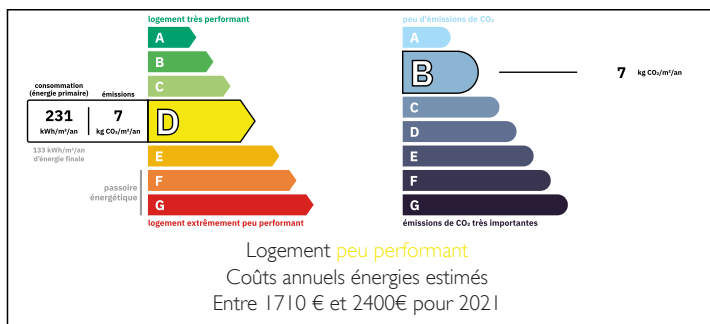


Wonderful two bedroom habitable house, almost entirely renovated - needs finishing; with large & lovely garden



## ENERGY - DPE



## INFORMATION

Town:	Moussac
Department:	Vienne
Bed:	2
Bath:	2
Floor:	142 m <sup>2</sup>
Plot Size:	1236 m <sup>2</sup>

## IN BRIEF

This spacious house flows beautifully & has gorgeous traditional features such as hard-wood floors, exposed beams, some original windows & all the glazed internal doors, ensuring that every room is light & bright. Finishing touches that are needed are things like door frames, the downstairs loo by the back door needs a sliding door added for privacy, but the house is perfectly habitable and you can get to these little jobs in time.

The private, south-facing garden extends to over a quarter of an acre with a good range of fruit trees, a large lawn, off-road parking and a terrace behind the kitchen in the shade of a beautiful tree.

Moussac is a popular riverside village with a well-established canoe/kayak centre which draws people from far & wide. The nearest amenities are in L'Isle Jourdain, which is about...

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 foncière: 458 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

When you enter from the street through the front door, you come into the hall (approx 5m<sup>2</sup>) with the stairs to the first floor. To your right is the sitting room (approx. 19m<sup>2</sup>) with a pretty hard-wood floor. There are French windows leading to the stairs down the the cellar (18m<sup>2</sup>), which are enclosed by a conservatory providing a perfect hot spot for drying your washing. Behind the sitting room is the back kitchen and utility room (approx 12m<sup>2</sup>), with a gas cooker, ideal for making jam and a sink with double drainer, lots of storage space, and a large Godin wood burner which heats the house when lit with the heat being ventilated upstairs. Behind the back kitchen is a lobby (approx. 3m<sup>2</sup>) leading to the back garden and beside it is a downstairs loo (approx. 2m<sup>2</sup>), which needs a sliding door.

On the other side of the entrance hall is the dining room (approx. 18.5m<sup>2</sup>) (although currently used as a sitting room), which has a small woodburning stove and glazed doors leading to the kitchen (approx; 15.5m<sup>2</sup>) which is a lovely, bright room with electric oven and induction hob, 1 ½ sink, lots of storage and enough space for a dining table in the middle.

Beside the kitchen is a bathroom (approx. 5m<sup>2</sup>) with a lovely bath, a basin and a corner lavatory.

Upstairs there are two big bedrooms (approx. 20.5m<sup>2</sup> and 18.5 m<sup>2</sup>) and they both have French windows leading out on to two roof...