

UNDER OFFER Charming, renovated, 3-bed stone house with attached garden. Peaceful hamlet setting



INFORMATION

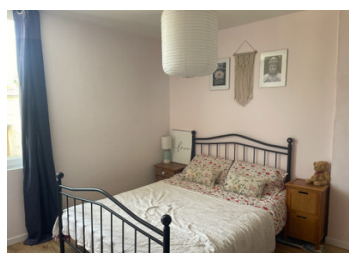
Town:	Moussac
Department:	Vienne
Bed:	3
Bath:	1
Floor:	70 m2
Plot Size:	515 m2

IN BRIEF

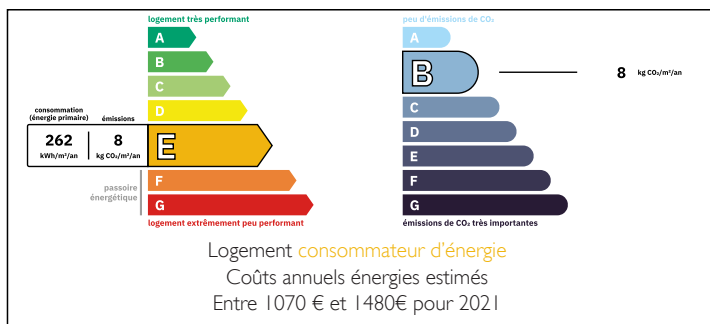
In a sleepy hamlet of about a dozen households, surrounded by stunning countryside and riverside walks, this gorgeous three bedroom house has been lovingly and tastefully renovated to provide a lovely family home or holiday house with a spacious, sunny lawned garden.

The renovation has skilfully combined the lovely original features such as the stone fireplace and original beams with comfortable contemporary living. On the ground floor is the sitting room and kitchen, with a handy utility room and downstairs loo, and on the first floor three bedrooms and bathroom with a separate lavatory.

Situated 2½km from the centre of the village of Moussac, with its very popular canoe/kayak centre and 5km from the popular tourist town of L'Isle Jourdain which has all amenities and tourist attractions there is no chance of you getting bored.

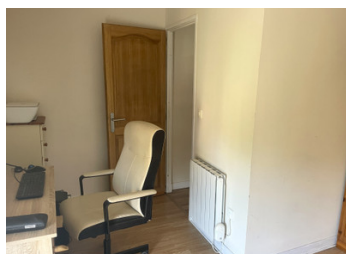
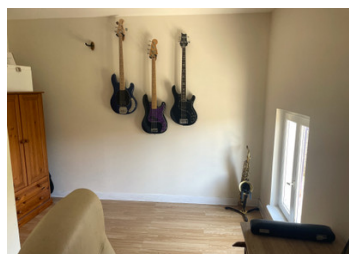


ENERGY - DPE



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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 habitation: EUR

NOTES

DESCRIPTION

This house would make a perfect lock-up and leave holiday home or bolt hole, but if you have the opportunity to spend longer periods of time here, it would be a very easy and pleasurable house to live in.

From the front door you come directly into the sitting room (approx. 28m²) with gorgeous stone chimney piece with the large wood-burner, glazed door directly on to the garden behind the house, and a really nice exposed stone wall containing a built-in bookcase. To the right is the kitchen (approx. 9m²) which is also accessible from the front through glazed french windows. The kitchen has fitted units and a gas hob with extractor fan above, electric oven and a stainless steel sink. Behind the kitchen is the utility room (approx. 3.3m²) containing the hot water heater, another stainless steel sink, plumbing for the washing machine and a loo.

The staircase to the first floor leads out of the sitting room and brings you up to the landing (approx. 4m²); the lovely bathroom (approx. 6m²) which boasts a bath, a basin and a separate shower. The toilet (approx. 1.5m²) is separate with a little basin. The first bedroom (approx. 9.3) has a single glazed window over the back garden and an electric radiator. The second bedroom (approx. 9.3m²) has a double glazed window to the front of the house. The third bedroom (approx. 9.5) also has a double glazed window to the front and it in an L-shape giving the...