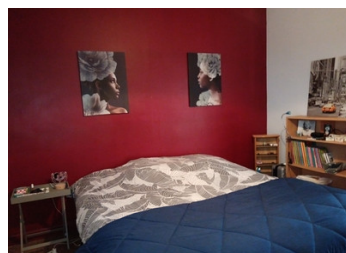


Detached village house with above ground pool located in a popular riverside village with small shops



INFORMATION

Town:	Availles-Limouzine
Department:	Vienne
Bed:	4
Bath:	2
Floor:	134 m2
Plot Size:	1732 m2

IN BRIEF

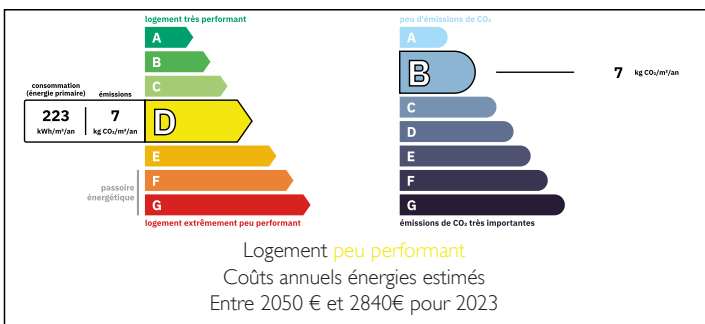
This lovely detached village house has 4 bedroom, 2 bathrooms. It is centrally located and has a large and attractive back garden with a super terrace and above ground pool - perfect for those hot sunny summer days.

It has been very tastefully modernised yet retaining some traditional features.

Located in a popular riverside town with a small shop, bakery, post office and health centre. It is a short drive to the historic town of Confolens where you find further shops, restaurants etc.

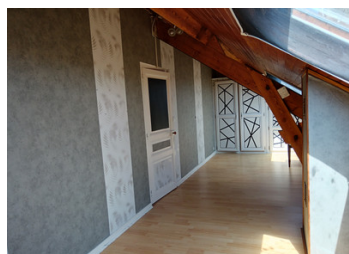
International airports at Limoges and Poitiers are approximately an hours drive.

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.



DESCRIPTION

In further detail

Steps lead up to the front garden with a wisteria covered border.

On entry to the property you will see the attractive and characterful tiled flooring which leads off to the large modern dining kitchen with a range of modern stylish units. Tiled flooring.

Across the hallway is the large living/dining room with a feature wood burning fire and wooden flooring and French doors leading out onto the terrace.

There is a downstairs wc and a shower room which is equipped with a shower cubicle and a vanity washbasin.

Leading on from the shower room is the downstairs bedroom which is currently being used as a laundry/dressing room.

Stairs leading to the first floor, which has a landing and 2 large bedrooms and 2 further attic rooms which were used as bedrooms. There is a large bathroom with a corner bath and pedestal sink.

Sous sol - there is a cellar which has 3 rooms with a designated space as a laundry area which leads to the garage and out to the rear garden.

The rear garden has a lovely raised, tiled terrace with a gazebo which can be altered to provide shade as required. This terrace looks onto the above ground swimming pool and down the long garden which has a well and adequate space for your vegetable patch!

A really lovely property well worth viewing.

Information about risks to which this property is

LOCAL TAXES

Taxe habitation: EUR

NOTES