

## Attractive 4 bed, furnished house in the heart of the village



## INFORMATION

Town:	Moussac
Department:	Vienne
Bed:	4
Bath:	2
Floor:	116 m2
Plot Size:	1250 m2



## IN BRIEF

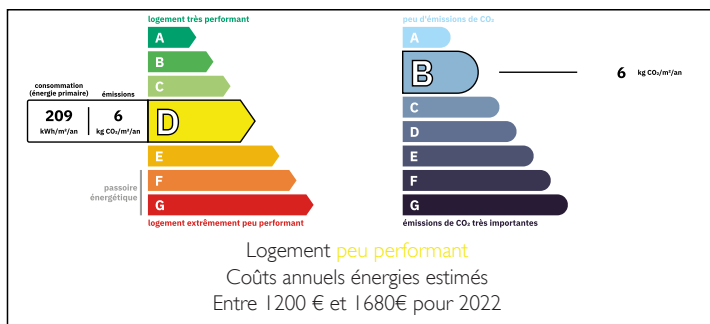
Located close to the pretty village square and within short walking distance of the bar/restaurant this lovely stone house is a must see.

The entrance hall is full of French charm and leads to the bright and spacious lounge on one side and a kitchen on the other with plenty of room for a table and chairs. There is a large bathroom on the ground level with shower and plumbing for the washing machine.

There are 3 good sized bedrooms on the first floor, 1 with ensuite, and a large attic bedroom on the top floor with beautiful exposed beams.

A short walk away is the large plot of garden with garage and storage rooms, a lovely quiet space to enjoy the summer evenings under the shade of the mature trees. The cave under part of the property has electricity...

## 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.



## DESCRIPTION

Located in the centre of the friendly village with its attractive church square, kayak/canoe centre on the river Vienne and a welcoming bar/restaurant this house is the perfect full time or holiday home.

Being sold fully furnished you can start enjoying everything this lovely area of France has to offer, the minute you move in.

The spacious lounge, with tiled floor and exposed beams in the ceiling, has 2 bright windows to the front of the house and a woodburner for those cosy evenings in.

On the first floor there are 3 good sized bedrooms, leading from the landing area, all with wooden parquet flooring. Bedroom 1 has it's own large ensuite bathroom with bath, bidet, sink and wc. Bedroom 2 has a narrow cupboard/recess area that is currently used as storage but does house a sink. This could perhaps be developed into another ensuite bathroom?

On the top floor the large attic bedroom (currently also being used as a hobby space), under the roof beams, would make a stunning master bedroom.

The town of Isle Jourdain is only a 5 minute drive away with it's supermarket, doctors and tourist attractions, including the outdoor swimming pool. The airports at both Poitiers and Limoges are around an hours drive away.

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>