

Superbly renovated house with studio, garden and outbuildings



INFORMATION

Town:	Mauprévoir
Department:	Vienne
Bed:	3
Bath:	2
Floor:	132 m ²
Plot Size:	1193 m ²

IN BRIEF

This delightful semi-detached property has been fully renovated and has a basement level that has been tastefully converted into a stunning studio with independant access.

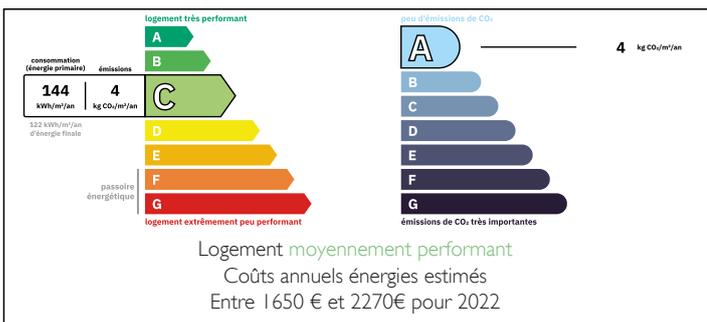
The main floor has a wonderful modern kitchen with dining area and a comfortable lounge with pellet burner and patio doors out to the balcony.

There are 2 good sized bedrooms on this level and a tiled bathroom with large walk in shower.

The basement level has an enormous living area, with pellet burner and patio doors to the front, a dining space, with room for a kitchenette and access to the back garden/patio,. There is a modern tiled bathroom with shower and heated towel rail and a good sized double bedroom. This level has independant access and could be ideal for holiday rentals, B&B or family visits.

Outside the attached garden has a pretty...

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

On mains drainage and double glazed this well renovated house is located in a pleasant residential area, on a private road, only a couple of minutes walk from the village centre with its bar/restaurant, shop, bakery and pharmacy.

The house is a traditional sous-sol property with the main living accommodation located above a well converted basement with independent access, ideal for income potential.

Stairs lead up to the front door that welcomes you into the open plan style living area with a modern equipped kitchen and dining area on your left and a cosy lounge, with modern pellet burner and pvc double glazed patio doors leading to the balcony, on your right.

The corridor leads to the rear of the property where you will find 2 good sized double bedrooms, one with a walk-in wardrobe and a smart bathroom with walk-in shower, sink, wc and electric heated towel rail.

Internal stairs lead down to the basement level with its stunning living space. There is a modern pellet burner, patio doors to the front of the property, as well as a rear door leading to the garden, and an attractive dining area with a kitchenette.

There is a nice sized bedroom and a gorgeous modern bathroom with shower, wc, sink and heated electric towel rail. With a good energy rating this house is well insulated and also has a solar powered electric hot water heater.

To the side of the house is a fenced private garden with attractive patio area....

LOCAL TAXES

Taxe foncière: 333 EUR

Taxe habitation: EUR

NOTES