

Pretty 2 bed house, with courtyard garden, close to the river and amenities. Ideal gîte/holiday home



## INFORMATION

Town:	Le Vigeant
Department:	Vienne
Bed:	2
Bath:	1
Floor:	52 m2
Plot Size:	65 m2

## IN BRIEF

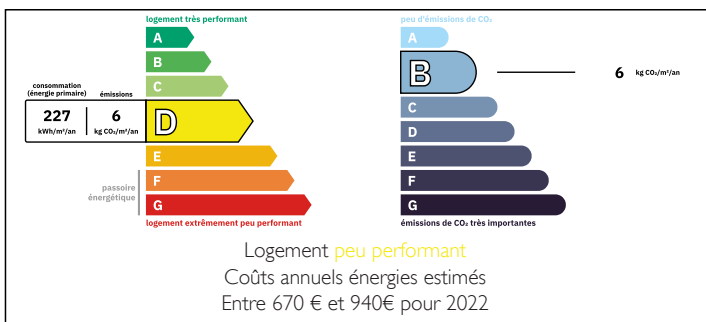
This delightful stone cottage is in beautiful condition and perfect as a lock up and leave holiday home. Only a stones throw from 3 restaurants/bars and all the attractions close to the river the property is located on a residents only street full of charm and community spirit.

Double glazed and on mains drainage there are 2 good sized bedrooms and a bathroom on the first floor. The ground floor has an attractive lounge, with new woodburner, and a good sized kitchen with stairs leading to the private rear courtyard with stunning views across the river valley.

Ideal as a bolt hole away from the hustle and bustle of everyday life or perfect as a holiday rental close to the attractive town of L'Isle Jourdain with all its amenities.



## 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

The front door leads from the cobbled historic street into the large and welcoming lounge. There is plenty of space for comfy sofas around the newly installed woodburner as well as a dining area close to the kitchen. At the rear of the ground floor is the good size kitchen with fitted units, electric oven and under-stairs space for a washing machine and the electric hot water heater.

The staircase from the lounge leads up to a small landing with one bedroom at the front of the property, one at the rear and a bathroom in the centre.

The front bedroom (14m<sup>2</sup>) is a lovely bright room with large double glazed window and wooden floor. The rear bedroom (9.2m<sup>2</sup>) has a tiled floor and a window looking out to the courtyard and terrace area behind.

The bathroom has a shower, sink and wc.

A set of internal stairs lead from the kitchen up to the courtyard garden at the rear of the property. This fantastic outside space has a large area of decking with space for outside table and chairs on one level and relaxing sun loungers on the stepped level above, perfect for taking in the beautiful view on a sunny day.

With a restaurant/bar located at each end of the street and another a short walk away with picturesque views over the historic viaduct this property is real gem. The town of Isle Jourdain is just the other side of the...