

Charming 2-Bedroom House with 1-Bedroom Studio & Riverside Garden, Close to Village Centre



INFORMATION

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| Town: | Mauprévoir |
| Department: | Vienne |
| Bed: | 3 |
| Bath: | 3 |
| Floor: | 96 m2 |
| Plot Size: | 380 m2 |

IN BRIEF

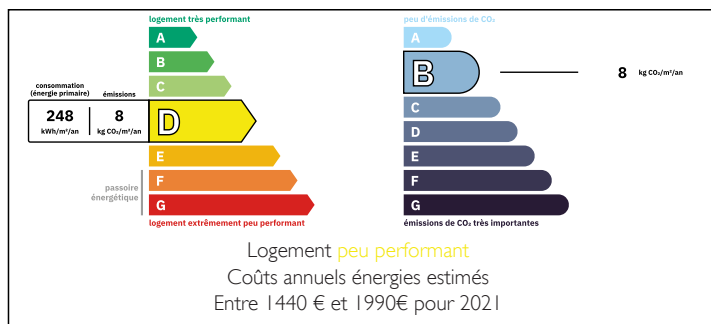
Nestled in a peaceful location just a short stroll from the village centre, this delightful 2-bedroom house offers a wonderful combination of modern comfort and character. The property includes an independant 1-bedroom studio, with bathroom, perfect for guests or as a home office.

The pretty back garden has a lovely pergola for al-fresco dining with the river meandering past at the end of the lawn.

Double glazed throughout, new central heating pump and on mains drainage this property is perfect if you are looking to enjoy life without any major works.



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.



LOCAL TAXES

Taxe foncière: 366 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located on an attractive street close to the heart of the village centre this lovely property offers a large living room (28.5m²) with exposed beams at the front of the house. At the rear of the house is the bright kitchen and dining room with views over the back garden. The laundry/pantry leads from the kitchen and houses the new heat pump for the central heating and new electric hot water heater. There is also a good sized shower room on the ground floor.

Upstairs the landing leads to a bathroom, with bath, and 2 bedrooms (14m² & 10.3m²). The second bedroom, with large fitted cupboards, leads on from the first and would be ideal as a dressing room or study if not required as a second bedroom.

At the front of the house, next to the attractive courtyard garden, is the independant studio. There is a modern bedroom, with storage space, double glazed window with shutter and electric radiator. There is a modern bathroom with shower cubicle, wc and sink perfect for any visiting guests or perhaps independant teenagers wanting their own space.

The back garden is a wonderful space with the river meandering past at the far end. There is a pergola close to the house where you can enjoy the shade during the summer months and a patio area next to the river (as well as a storage shed) to enjoy the peace and wildlife.

The village centre is...