

Outstanding location with river views. Single storey cedar home with 2 ensuite bedrooms, garages and garden.



INFORMATION

Town:	Moussac
Department:	Vienne
Bed:	2
Bath:	3
Floor:	88 m2
Plot Size:	1928 m2

IN BRIEF

****Price reduction in progress to €199,800 HAI****

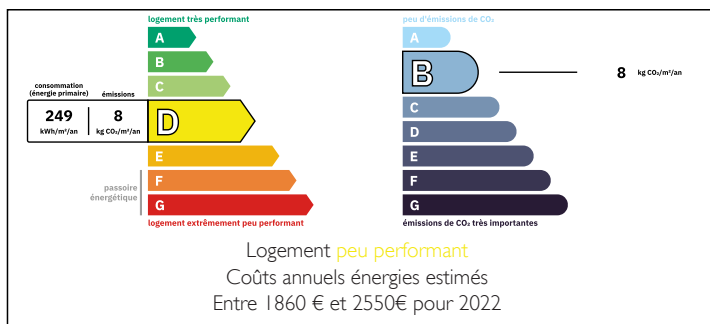
In an outstanding location, with unspoilt views of the river Vienne at the front of the property, this attractive home was custom built in 2005 using Canadian cedar wood.

The modern double glazed veranda is the perfect place to take in the spectacular vista at the front of the property, whilst the large open plan living, dining and kitchen area is a comfortable, modern space to enjoy family time. There are 2 double bedrooms, each with their own ensuite bathroom, a separate utility room with wc and office space. 2 garages offer lots of storage space and the large back garden is a haven of peace with its mature trees and attractive landscaping.

Underfloor heating and mains drainage make this property the perfect choice for someone looking to move in and enjoy...



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

This delightful home has been built from cedar wood with superb thermic properties, low maintenance requirements and attractive to the eye. At the front of the house the modern veranda/conservatory welcomes you into the property with huge double glazed windows making the best of the stunning view of the river. Doors lead into the large open plan living area (38.4m²) with a fabulous fitted kitchen, dining area and lounge space. Large patio doors overlook the attractive and private back garden with patio.

A small corridor leads to the 2 ensuite bedrooms (13.5 and 11.2m²), one at the front of the house and one at the rear, and to the utility room with wc, sink, space for the washing machine and electric hot water heater. The house is heated by underfloor heating throughout and double glazed with fitted fly screens.

On the other side of the living room a door leads to the attached garage, with concrete floor and up and over door. Located behind this space is a home office (heated by electric radiator) that can equally be used as a cloakroom.

At the back of the house is a large patio with electric awning, there is an enclosed summer house (that also leads into the office space at the rear of garage number 1), a large area of lawn with a pergola, vegetable beds, mature fruit trees and shrubs. At the far end of the garden is a large shed perfect for storing garden...

LOCAL TAXES

Taxe habitation: EUR

NOTES