

3 bed semi-detached house with garden and outbuildings in the heart of this pretty village



INFORMATION

Town:	Joussé
Department:	Vienne
Bed:	3
Bath:	2
Floor:	154 m2
Plot Size:	1095 m2



IN BRIEF

This house has a new roof, fitted 2 years ago and is packed full of potential at an interesting price. It will require further renovation, including new windows and a kitchen, but is a great blank canvas for you to develop to your requirements.

There are currently 2 bright reception rooms on the ground floor, either side of the entrance hall, one of which leads through to the kitchen at the rear of the property.

On the first floor are 2 large bedrooms with wooden floors. The third bedroom at the rear of the property could equally make a superb dressing room or home office and the attic space on this level could also be developed into more living space if required.

The fenced back garden has access at the side of the property and outbuildings that could be developed...

ENERGY - DPE

DPE not required.

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: 325 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Front door welcomes you into a central entrance hall with stairs to the first floor.

To the left is the dining room that leads through to the kitchen at the rear of the property. To the right of the entrance hall is the living room with windows to the front and original cupboard built into the wall. At the back of this room a timber wall has been built to create a storage cupboard. This could easily be removed to make the living room an even larger space.

At the far end of the corridor is a laundry room that has plumbing for washing machines and a sink. There is also a separate wc on this floor.

Upstairs is a lovely landing with a wooden floor that continues into the 2 larger bedrooms at the front of the property (24.4m²). The bathroom has a small bathtub (sitting room only!) with shower attachment, sink and wc.

At the rear of the property is the 3rd bedroom with square, low level window overlooking the back garden. There is also an attic space on this level with small window and wooden door on the exterior wall. This would have been used when the property was a farmhouse to store items but could potentially be developed in to more useable space.

Outside there are old animal stabling (pigs/goats) with concrete floor that are ideal for storage. Further on is a larger/taller garage space. The...