

Delightful country cottage with 2 bedrooms, huge garage/barn and separate plot of riverside land.



INFORMATION

Town:	Availles-Limouzine
Department:	Vienne
Bed:	2
Bath:	2
Floor:	85 m2
Plot Size:	20194 m2



IN BRIEF

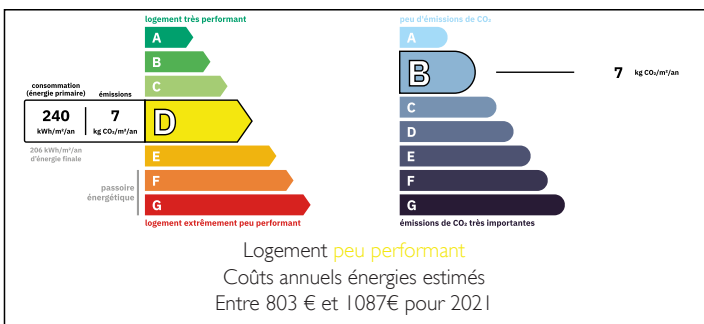
A charming 2 bed house located in a peaceful hamlet less than 5 minutes drive from the centre of Availles-Limouzine.

With a pretty living room, bright dining room, a country style kitchen, a master bedroom with ensuite bathroom, second bedroom, family bathroom, roof terrace and fabulous attached garage with workshop space.

Ideal as a lock up and leave holiday home this house has areas of outside space for a table and chairs to enjoy dining outside. As there is no garden there is no worry about upkeep and maintenance whilst the house is not occupied, the perfect win-win!

The property also has a large area of riverside land, mainly wooded, approximately 2 minutes drive from the house perfect for those who love to fish or simply enjoy nature.

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

The front door leads into a small porch and on into the attractive living room with open fire and exposed beams. The living room is open to the dining room, a bright space with high ceilings, velux windows and a hearth (electric heater). Stairs lead from this room up to the good sized mezzanine bedroom above with exterior window and brick chimney breast adding to the charm of the stone walls.

Doors from the dining room lead to the charming kitchen with wooden fitted units and double aspect windows and also to a large bathroom with sink, shower and toilet.

A further staircase climbs from the dining area up to a stunning roof terrace with far reaching views of the countryside, a fabulous place to unwind at the end of the day.

The other side of the living room leads through to another porch/vestibule area with large wooden double doors opening to the front of the house. If you were thinking of catering for B&B guests this could be a separate entrance/exit door for your guests away from the other side of the house.

Double glass doors then lead through to a large bedroom with attractive stone walls, low level window and ensuite bathroom with toilet, shower and sink. At the other side of this bedroom a door takes you into the attached garage/barn (54m²) that has large double doors for vehicle access and is great for storage or as a workshop.

Outside there...

LOCAL TAXES

Taxe foncière: 325 EUR

Taxe habitation: EUR

NOTES