

A beautifully detached hamlet house with 2 bedrooms, 2 bathrooms, gardens and several outbuildings.

EXCLUSIVE



INFORMATION

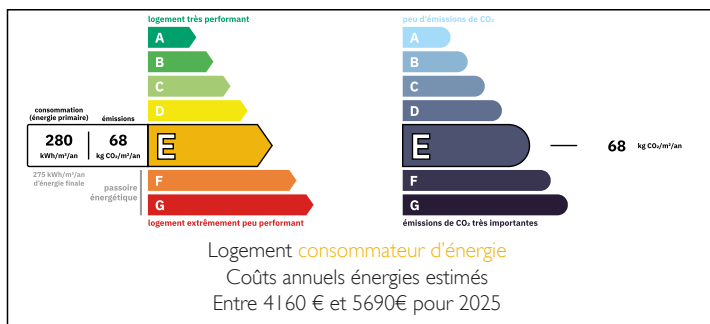
Town:	Moulismes
Department:	Vienne
Bed:	2
Bath:	2
Floor:	141 m2
Plot Size:	1463 m2

IN BRIEF

This very well presented, large, 2 bedroomed, 2 bathroom hamlet house with fabulous gardens, pool, pond and outbuildings is ready to move in!



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: 288 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This is a fabulous well presented detached property. A very spacious 2-bedroomed, 2-bathroomed house in a quiet hamlet. Fantastic outside space consisting of several delightful seating sectors, small orchard, terraces, potager, lawns and 4 outbuildings. The outbuildings could have scope for gites.

Enter into a covered porch area 2.6m x 1.4m which leads to

A large bright and airy fully fitted kitchen/diner 5.6m x 3.4m which looks out over one of the lawned areas. Door to

A very spacious living room 7.4m x 4.9m consisting of a large fireplace fitted with a wood burner and windows to the front of the house.

Door to the downstairs bedroom 4.7m x 3.8m. Door to hallway and downstairs bathroom 2.2m x 1.5m with shower, toilet and sink.

Stairs lead to another bathroom consisting of shower, toilet and sink. Stairs lead to the upstairs bedroom 11.4m x 5m with velux windows and windows to the front of the property.

The gardens consist of an area with an above-ground fish pond, a large shaded area, ideal for entertaining in the evenings, as well as an enclosed above ground swimming pool and further small terrace. One of the lawned gardens has a small orchard with fruit trees. There is also a water well and potager. A fabulous garden to enjoy the summer days.

There are 4 outbuildings

Pool Shed 5m x 5.2m

Garage 5m x 5 x 4m

Piggery 6.4m x 5m

Plant Room 6m x 3.6m

The property is part-double glazed. Some rooms have oil central heating.

The house is only 15 minutes from...