

Delightful 2 bed house with private courtyard and garden, close to amenities

EXCLUSIVE



INFORMATION

Town:	Le Vigeant
Department:	Vienne
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	298 m2

IN BRIEF

This pretty house is located on a residents only street, a short walk from the river Vienne. It has a comfy living room that opens on to the spacious and bright kitchen/diner with views over the gorgeous private courtyard.

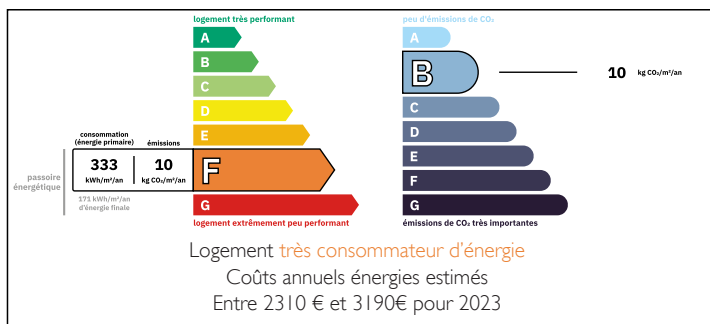
Upstairs there are 2 bedrooms and a bathroom, the bedroom at the front of the house is a huge space with plenty of room for many beds if required.

The attached stone outbuilding at the back of the kitchen is great for storage and leads out to the courtyard and up the stone steps to the superb garden.

There are 3 restaurants/bars within walking distance of this property as well as the tourist attractions next to the river. This property is perfect as a holiday home or equally as a full time residence.



ENERGY - DPE



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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 welcomes you in to the living area of this charming property, with space to hang any coats, before the comfy lounge area with modern pellet burner for those cooler evenings on the sofa. This leads on to the magnificent kitchen/dining room with plenty of space for large family meals around the table. A door leads to the attached barn/store room which houses the washing machine and electric hot water heater as well as being the ideal space for storage or perhaps to create into a laundry/boot room. The external door opens on to the pretty courtyard which is completely private and the perfect area to start your day with a cup of coffee outdoors!

Stairs lead up to the large, flat garden with various shrubs, roses, a small vegetable patch and above ground pool.

LOCAL TAXES

Taxe habitation: EUR

From the lounge a door leads in to a downstairs hall area that has been cleverly transformed into a bar/drinks cabinet. There is a separate lavatory off this hall way and also the stairs to the first floor.

Upstairs is a good sized bedroom at the rear of the property, bathroom with shower, sink and heated towel rail in the centre of the property and an enormous master bedroom (24.8m²) at the front with wooden floors.

There is also access from the landing to the attic above, via a wooden staircase, with wooden floor, insulated roof. Ideal for storage it could also be developed into more...

NOTES