

Unique riverside location and idyllic view for this delightful 3 bed detached house with courtyard and garden.



EXCLUSIVE

INFORMATION

Town:	L'Isle-Jourdain
Department:	Vienne
Bed:	3
Bath:	1
Floor:	94.6 m2
Plot Size:	1730 m2



IN BRIEF

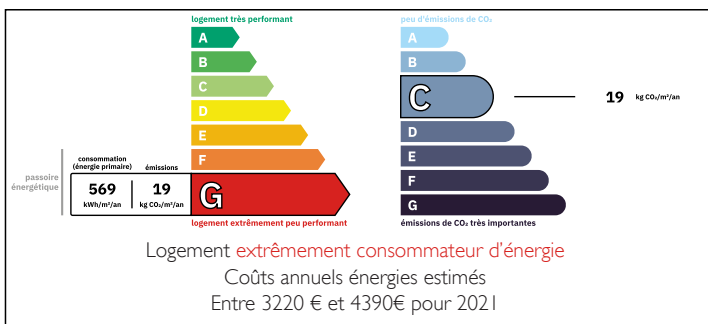
Location, location, location!

What an exceptional location for this simply unique property, nestled beneath the iconic viaduct with panoramic views over the River Vienne, you really couldn't ask for more.

This charming home, close to amenities, boasts a magnificent living/dining room with river views and 3 good-sized bedrooms.

The outdoor courtyard is the perfect place to spend the afternoon with a cool drink admiring the exquisite scenery, and the large plot behind the house offers even more potential.

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 gated courtyard leads to the front door of this charming house that opens into a large lounge/dining room with parquet flooring. The double glazed windows look out to the front of the property with views over the river and viaduct. There is a kitchen, downstairs, separate lavatory, utility area and the old garage that a previous owner has turned into a workshop space/craft room. There is also a small sheltered terrace at the rear of the property, ideal for storage but could also be used as a lovely private patio area.

The attractive, wide staircase leads to a small landing that serves 3 double bedrooms, the largest with a separate seating/dressing area, as well as a bright family bathroom.

The large plot of land behind the house (and slightly above) could be cleared of vegetation to make a beautiful private garden.

Certainly not one to miss, this house is only a few minutes walk to the centre of Isle Jourdain with its cafés, pharmacy, boulangerie and supermarket as well as being ideally placed to enjoy all the towns tourist attractions, outdoor swimming pool and footpaths/cyclepaths.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 325 EUR

NOTES