

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

EXCLUSIVE



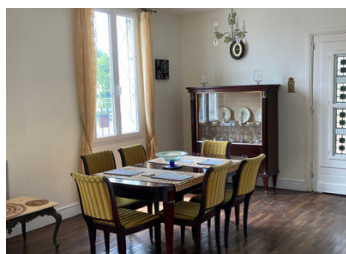
INFORMATION

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

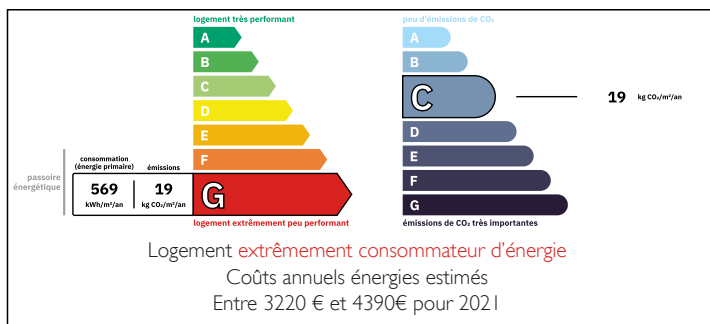
IN BRIEF

What an exceptional location for this simply unique detached 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 outdoor space.



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 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 lavatory, utility area and another room that has begun to be converted from the old garage (no heating currently) that could be adapted into an office or downstairs bedroom (subject to correct permissions) or continue to use as storage. The sheltered terrace at the rear of the property is 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 area, as well as a bright family bathroom.

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 habitation: EUR

NOTES