

Renovated and furnished 3 bed house with courtyard garden and proven gîte income.



## INFORMATION

Town:	L'Isle-Jourdain
Department:	Vienne
Bed:	3
Bath:	2
Floor:	98.6 m2
Plot Size:	215 m2

## IN BRIEF

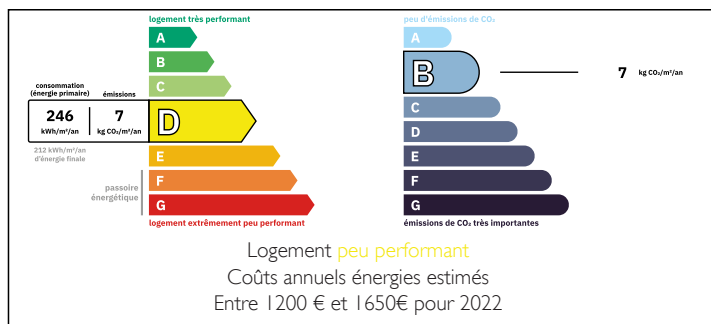
This pretty 3 bed house has been recently renovated, with modern bathrooms, comfy sitting room, stunning kitchen/diner and a lovely courtyard garden. Being sold fully furnished this property is the ideal holiday home or gîte.

With the neighbouring property also for sale (A37988LW86) this ensemble could be perfect as a home and business

Located in a peaceful hamlet surrounded by countryside yet still only 5 minutes drive to the centre of L'Isle Jourdain with its amenities and tourist attractions.



## 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

At the front of the property double glazed patio doors welcome you into the attractive lounge with woodburner. At the rear of the property is the lovely kitchen/dining room with a door out to the private gravelled courtyard garden perfect for enjoying al fresco dining or an end of the day drink with friends.

There is a modern shower room with wc on this level too.

The wooden staircase leads in 2 directions on the first floor. Go to the right and you enter a good sized bedroom with twin beds, this has an adjoining door to bedroom number 2 with bunkbeds that also has its own access back out onto the spacious landing. The other side of the landing (and left at the top of the split stairs) is a modern bathroom with shower, wc and sink. Bedroom number 3 is a pretty double room with views over the rear courtyard and a velux window.

There are 2 stone outbuilding off the courtyard, perfect for storing the garden furniture during the winter, as a wood shed or perhaps for storing your bicycles if after exploring the miles of country paths in the area.

Only a few minutes by car to the attractive riverside town of L'Isle Jourdain with its amenities and tourist attractions. The popular Val de Vienne racing circuit is located nearby in Le Vigeant hosting numerous events throughout the year with visitors looking for good quality accommodation in...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES