

Ready to enjoy, stylish 2-bedroom home with quaint courtyard, a few steps from the Town Centre

EXCLUSIVE



## INFORMATION

Town:	L'Isle-Jourdain
Department:	Vienne
Bed:	2
Bath:	1
Floor:	74 m2
Plot Size:	126 m2

## IN BRIEF

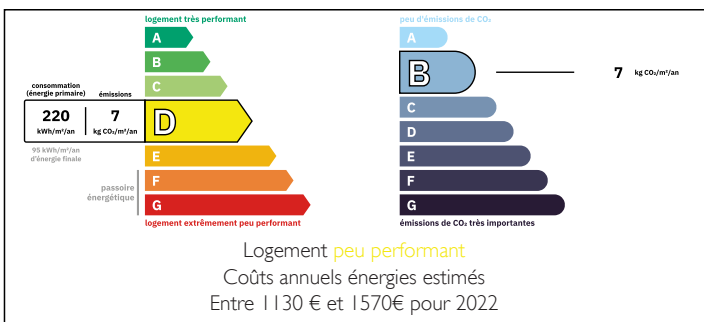
A charming lock-up-and-leave holiday home just a few steps from the heart of this popular town, with its weekly market, shops, and tourist attractions.

The ground floor offers a fabulous open-plan living space opening directly onto a pretty rear courtyard—perfect for outdoor dining or relaxing. Upstairs, you'll find two generously sized bedrooms and a modern bathroom.

Well cared for, double glazed throughout, and connected to mains drainage, this property is ready to enjoy from the moment you arrive—simply drop your bags and settle 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.



## DESCRIPTION

Located on a peaceful street close to the centre of town the front door welcomes you in to the open plan living room. There are spaces for dining, an attractive fitted kitchen and a comfy sitting area. At the far end is the good sized conservatory that overlooks the pretty courtyard, with stone outbuildings housing an outdoor kitchen and space for storage.

There is a downstairs lavatory that also contains the washing machine and hot water cylinder.

The stylish stairs lead up to a central landing with 2 bright bedrooms (one at the front, one at the rear) and a bathroom with shower cubicle, sink, wc and heated towel rail.

The house is entirely double glazed and attached to mains drainage.

The popular town of L'Isle Jourdain has a supermarket, with petrol station, doctors, vets, pharmacy and restaurants. The river Vienne is only about a 5 minutes walk from the house with its attractive walks and cycle paths, watersports and tourist attractions.

Poitiers and Limoges airports are both around 1 hours drive away.

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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