

A spacious three bedroom village house in the centre of this popular village

EXCLUSIVE



INFORMATION

Town:	Adriers
Department:	Vienne
Bed:	3
Bath:	2
Floor:	137 m2
Plot Size:	448 m2

IN BRIEF

Situated in the centre of popular Adriers in walking distance to shops a property with great potential, large rooms with high ceilings, a ground floor toilet, two further bathrooms - courtyard either for sitting out or parking for a car, a non attached garden a moments walk behind the property



ENERGY - DPE

DPE not required.

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

Front door to
 Dining room 4.8m x 4.7m
 Door to Salon 4.7m x 4.4m
 Door from dining room to Kitchen 4.6m x 4.3m
 Utility room with WC 3m x 1.3m
 First floor - Bedroom 1 4.3m x 4.2m
 Bedroom 2 3.7m x 2.5m
 Shower room with WC 3m x 1.5m
 Second floor - Bedroom 3 7.4m x 4.6m and a
 shower room / WC 3m x 1.5m
 There is an attic room above the kitchen with
 separate staircase access which could be turned into
 an office or another bedroom

Door from the kitchen to the enclosed covered
 courtyard - ideal for sitting out with a glass of wine
 or alternatively can be used to park your car - there
 is covered storage to the rear and a small
 outbuilding / shed

The garden is accessed via an alleyway between
 your courtyard and outbuilding
 Access to the side of the building is shared with your
 neighbours

House is attached on one side
 Heating - None
 Windows - partial double glazing
 Sewage - mains drains

LOCAL TAXES

Taxe foncière: 590 EUR
Taxe habitation: EUR

NOTES

The village of Adriers has a post office, pharmacy,
 English speaking doctor, convenience store with bar,
 baker and garage - a wonderful lake is just around
 the corner

The towns of Lisle Jourdain is only 11km - 10
 minutes away where you will find a large
 supermarket, restaurants, banks etc and the town of
 Montmorillon 22km or 20 minutes drive

The area is rural and is great for walking, cycling,
 fishing

The main cities of Limoges and Poitiers are approx...