

Ref: A40075MDU86

Price: 149 000 EUR

agency fees to be paid by the seller

2/3 bedroom property with great views on edge of small village. sous-Sol. Garage. with business potential



INFORMATION

Town: Availles-Limouzine

Department: Vienne

Bed: 3

Bath:

Floor: 106 m2

Plot Size: 1207 m2













IN BRIEF

This is a fantastic 2 or 3 bedroom, 'Pavilion' style house on the edge of a pretty market town and a short walk to a Top class restaurant.

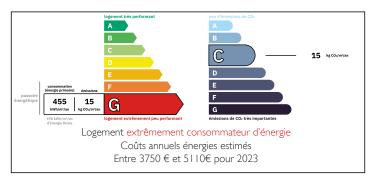
The Sous-sol (lower ground floor) comprises of a latrge garage and workshop 56m2, a utility room 13m2 and a further room which could be the third bedroom 16m2. Therer is also space to install a bathroom.

On the ground floor proper, is lovely open plan Lounge /diner 26m2 with two sets of double doors opening onto the terrace and the front of the house with greats views across the Valley of the vienne. The priciple bedroom I3m2 also has doors opening onto the terrace.

There is also a fully fitted kitchen 14m2, a second bedroom 11m2 overlooking the garden and a contempary shower room with walk in shower.

The property sits in the middle...

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.





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LOCAL TAXES

Taxe foncière: 430 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Situated on the edge of the market town of Availles limousine, this 'pavilion' property will make a perfect lock up and leave holiday home or a 'for ever' home.

Set in the middle of just over 1000m2 of easy to maintain, mature garden, ther gated driveway leads to the lower ground level where you will find a large double garage and workshop, the utility/laundry room and a further room which will make a third bedroom or Gym etc..

The garden path leads up to the front door at the raised level. a central hall way connects all the rooms. To the front of the house is a lovely lounge/diner with wood burner and two sets of doors leading onto the South/East facing terrace where you can sit and enjoy the great views. Also to the front of the house is the Principal bedroom, also with doors leading onto the terrace.

To the rear is the fully fitted modern kitchen, a shower room and the second bedroom looking out over the garden.

There is also a separate WC.

Apart from the 'Michelin guide' restaurant within walking distance there are also a selection of small shops and a Local market on Wednesdays.

As well as a host of small Histiroc town in the region, the bigger places such as Confolens 14Km, Bellac 34Km, Limoges58Km and Poitiers 65Km are within an hours drive and provide all the amenities you will need.

The stunning Charente Countryside is on your doorstep and waiting to be explored.

All...