

Superb 3 bed house, fully renovated, with barn and garden close to town centre



INFORMATION

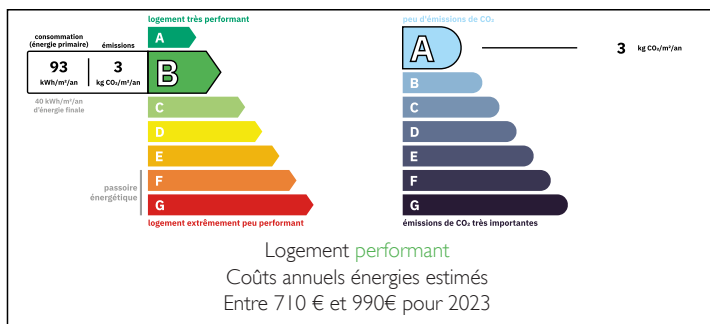
Town:	L'Isle-Jourdain
Department:	Vienne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	579 m2

IN BRIEF

This outstanding property has been thoughtfully renovated in recent years with some fabulous modern additions. Located a few steps from the centre of town, with its shops, restaurants and weekly market this 3 bed property is in perfect "move-in and enjoy" state with new electrics, double glazed windows, heating and mains drainage. With 3 good sized bedrooms, modern bathroom, private walled terrace, small barn/workshop and an attached garden all in fabulous condition this property is a rare find and will not stay long on the market.



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.



LOCAL TAXES

Taxe foncière: 365 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located on a quiet, historic street, close to all the towns amenities this superb property is in exceptional condition thanks to recent renovations/works including:

Heat pump heating and hot water system installed in 2020, New electrics (fully conforming), pvc double glazed windows and doors, loft insulation and a new bathroom suite.

Downstairs is a large living room (25m²), running the full length of the house, with a dining area at the front of the property and an attractive lounge space with fireplace and door out to the rear terrace. The fitted kitchen is a bright room with large window to the front, ceiling light and under cupboard work lights. Behind this room is a laundry/pantry room which houses the modern heating system, plumbing for a washing machine and has access out to the rear terrace. There is also a downstairs lavatory.

The oak, painted staircase leads from the living room up to a central landing. There are 3 good sized bedrooms, 2 at the front of the property (12m² & 10m²) and the third at the rear of the property (12.3m²). A modern bathroom with double sinks and large walk-in shower and a separate wc complete this level. Stairs access the well insulated loft above.

At the rear of the property is a delightful south facing, walled terrace, the perfect place to enjoy a BBQ with friends. There is a fitted pergola with retractable shades to ensure comfort even on the hottest days.

At...