

Delightful detached, single storey, house with 2 bedrooms, garage and garden close to the town centre



INFORMATION

Town:	L'Isle-Jourdain
Department:	Vienne
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	533 m2

IN BRIEF

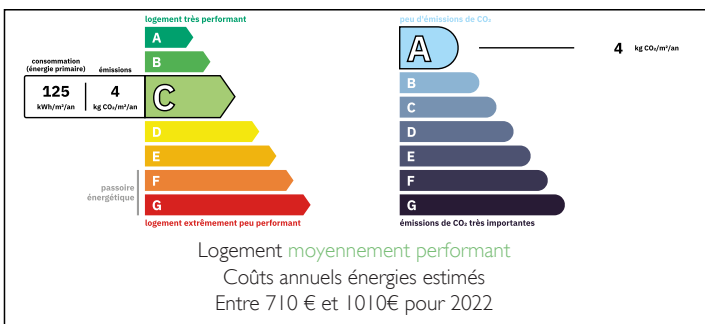
This fabulous single storey home is located in a lovely residential street only a few minutes walk from the town centre of L'Isle Jourdain with it's shops, bakery, market and restaurants.

Perfect as a holiday home or permanenet residence the enclosed garden surrounds this well maintained property with new heat pump heating system. The modern kitchen opens on to the good sized living room with window over-looking the back garden and patio doors leading to the bright conservatory at the front of the house

At the back of the house are 2 bedrooms, a bathroom with walk in shower and separate wc. With off-road parking, a garage and basement level for storage this property is a real gem.



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.



DESCRIPTION

The front door welcomes you into the property with the living rooms either side and a corridor leading to the rear of the property where the bedrooms and bathroom are.

The attractive, recently fitted, kitchen is a bright space with patio doors leading to the tiled sun terrace (with retractable sunshade) at the front of the property. The other side of the entrance is the tiled living room that runs the full width of the house with plenty of space for a dining area and lounge. The patio doors at the front of this room lead into the fabulous conservatory, with sliding doors on 3 sides, the perfect space for enjoying your morning coffee with the sunrise.

At the rear of the house are 2 bedrooms, 12m² and 8.7m² with windows over-looking the backgarden. There is a modern bathroom with walk in shower, sink and heated towel rail as well as a separate wc. There is also access from the house into the attached garage (18m²) that has plumbing for the washing machine, a water softener and sliding door to the front for vehicle access.

At the rear of the house is access to the basement that houses the newly fitted heat pump heating and hot water system. There is good storage in this basement area as well as easy access to the services/plumbing of the main house allowing easy maintenance.

The back garden is mainly laid to lawn with a couple of fruit trees...

LOCAL TAXES

Taxe foncière: **366 EUR**

Taxe habitation: **EUR**

NOTES