

The perfect "lock-up and leave" holiday home. New roof, 2 bedrooms and courtyard close to the village bakery.



INFORMATION

Town:	Availles-Limouzine
Department:	Vienne
Bed:	2
Bath:	1
Floor:	62 m ²
Plot Size:	56 m ²

IN BRIEF

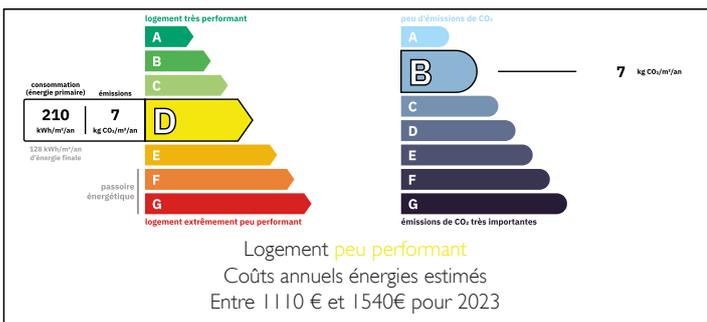
This delightful house has been recently renovated to a high standard, including a new roof, electrics, thermal inertia radiators, electric hot water heater and downstairs lavatory.

Double glazed, on mains drainage and fibre broadband available this property is a fantastic opportunity to buy and enjoy without any worries or works to be done.

The property benefits from 2 bright bedrooms, open plan living space and a private rear courtyard (approx 6m²) to unwind at the end of the day in total peace.

Located within walking distance of this friendly towns amenities, including the bakery, local shop, doctors and hotel/restaurant, this property is perfect as a holiday home or equally as a comfortable main residence year round.

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

The front door welcomes you into the main living area (16.5m²) with large double glazed window to the front and space to install a woodburner/pellet burner if you wish. At the rear of the property is the kitchen (12m²) with view over the courtyard and space for a table and chairs. Behind the kitchen is a small rear porch/hallway with door that leads out to the courtyard, a super space to enjoy your morning coffee in quiet serenity surrounded by potted plants and the perfect low maintenance space for a lock up and leave holiday home. There is also a downstairs lavatory on this level.

The attractive oak staircase climbs from the living room up to a landing that serves 2 bedrooms and a bathroom. The front bedroom (13.2m²) has 2 large double glazed windows to the front of the property and a fitted cupboard/wardrobe. The rear bedroom (9m²), overlooks the courtyard and also benefits from a built in wardrobe.

The bathroom has a large shower cubicle, sink, lavatory and electric heated towel rail and a window with frosted glazing.

Located on a historic street in this popular riverside town the house is within easy reach of all amenities. The hotel in town also has a superb restaurant serving gastronomic delights and there is also a weekly market to buy your local produce.

The river Vienne is a short walk away, as well as various circular bike and footpaths that take in the...

LOCAL TAXES

Taxe foncière: 258 EUR

Taxe habitation: EUR

NOTES