

2 bedroom house in sought after hamlet close to the river with lots of potential. Large barn and garden



## INFORMATION

Town:	Moussac
Department:	Vienne
Bed:	2
Bath:	1
Floor:	88 m <sup>2</sup>
Plot Size:	580 m <sup>2</sup>

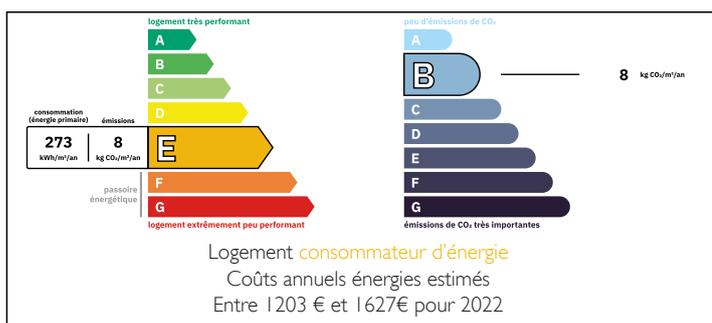


## IN BRIEF

Super, single storey property with 2 bedrooms, kitchen/diner, lounge and bathroom.

Located in a friendly hamlet, next to the river Vienne, this ideal project already has pvc double glazing and a new, metal roof. There is a large barn, ideal for parking a camper-van, with workshop space and a back garden with private parking.

## 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

This pretty cottage is a great blank canvas for anyone looking to design their own interior. On mains drainage and benefiting from recently installed double glazing as well as a new roof ("bac acier"/metal sheets) the tedious jobs have already been completed allowing you to indulge in the fun interior renovations.

There is a large kitchen/dining room (26.5M<sup>2</sup>) that leads to one bedroom as well as the bathroom with shower, sink and electric towel rail and a separate wc.

Next to the kitchen, at the front of the property, is the living room (25.3M<sup>2</sup>) with chimney place (not currently used) and at the rear the second bedroom. The large barn has sliding doors allowing vehicle access and is ideal for storing a camper-van/car/motorcycle. There is a mezzanine level for storage and even a workshop space.

The back garden is a nice space to enjoy the peace and quiet with gated access to the front and room for off-road parking.

The interior of this property will need some refreshing and also works to the electrics.

Located in a sought after hamlet, next to the river Vienne, this house is only 5 minutes drive from the supermarket, restaurants and other amenities in the town of L'Isle Jourdain. A short walk away is the area to launch your kayak, for those that enjoy pursuits on the river and there are outstanding walks/cycle paths in this location taking in all the surrounding natural beauty.

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Information about risks to which this property is exposed is available...

## LOCAL TAXES

**Taxe foncière: 522 EUR**

**Taxe habitation: EUR**

## NOTES