

Charming one bedroom house in a calm & peaceful environment with potential to create more bedrooms upstairs



INFORMATION

Town:	Usson-du-Poitou
Department:	Vienne
Bed:	1
Bath:	1
Floor:	74 m ²
Plot Size:	398 m ²



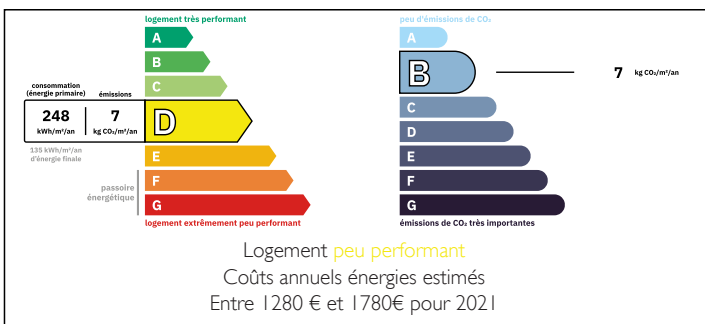
IN BRIEF

This little house has so much potential and is crying out for someone with the imagination and skills to bring it into its own.

It is set off the main road on the edge of a little hamlet about 3km from the main village which has everything you need on a day to day basis including a bakery and patisserie, two bars, tabac, local supermarket, bank, insurance, medical centre (including doctors, pharmacy and physiotherapist) and a very popular dentist! Whether your interests are cultural, sporting, recreational, commemorative, social or charitable, Usson's associations are available to join and contribute to the dynamism of the community.

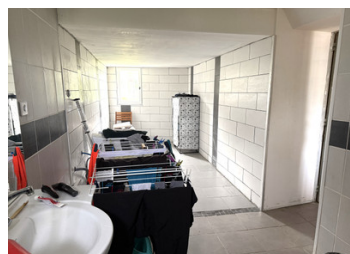
A little further afield, the historic market town of Gençay is about 15km from Usson, and L'Isle Jourdain, with the opportunity to bungee jump off the beautiful viaduct, is 20km away.

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 brings you immediately into the spacious dining room (approx: 28m²) which benefits from an 'insert' style wood-burner with the added advantage of a vent in the chimney piece so that the hot air comes into the room. The small kitchen (approx: 5.5 m²) has a double sink looking on to the garden, a two ring electric hob, plumbing for a washing machine and some lovely built-in cupboards. There is a useful hatch between the kitchen and dining room (as well as a doorway!) Next to the kitchen is a small passageway (approx. 4m², including a cupboard containing the recent hot water tank) leading to french windows out to the garden, as well as a ladder to access the attic. Another door from the dining room leads to the sitting room/study (approx: 14m²), and the window faces on to the road, off which is the bedroom (approx: 10m²) at the back of the house overlooking the garden, and also has a whole wall of clothes storage. The bathroom (approx: 14m²) has the shower, basin and loo to the front of the house and a massive space to the back of the house which would fit a bath (if you are a bath person) or whatever you want; maybe a sauna?

The attic is divided into four rooms, so if you wanted more bedrooms, I think three bedrooms and a bathroom would be feasible.

There is a garage attached to the house (approx. 30m²)...

LOCAL TAXES

Taxe foncière: 500 EUR

Taxe habitation: EUR

NOTES