

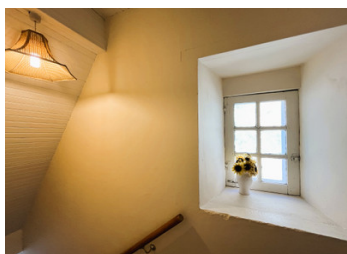
Authentic stone house, 1+BDR, 1 Bath, garage and garden, steps from Vienne river in historic Availles Limouzine

EXCLUSIVE



INFORMATION

Town:	Availles-Limouzine
Department:	Vienne
Bed:	1
Bath:	1
Floor:	46 m ²
Plot Size:	295 m ²

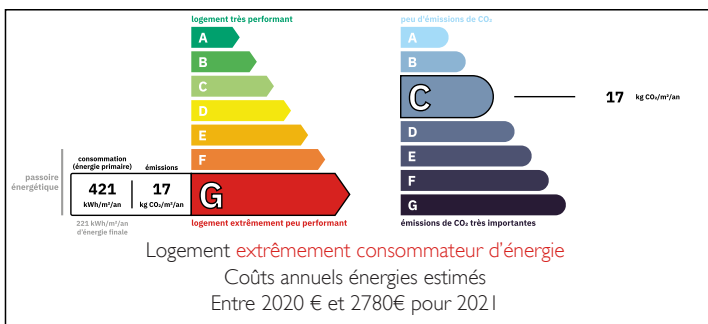


IN BRIEF

Step back in time in this idyllic, 1+BDR 1 bath, character home with a large garden and original stone garage, located in the popular riverside village Availles Limouzine.

The corner building dating back to the 18th century offers a peaceful lifestyle in a historic setting. Just steps from Vienne River and the old stone Porte sur la Vienne, the house is part of a community of historic houses located on the huddle of streets within the fortification of the old Chateau Bellevue. This property is currently a vacation home and has a business potential as a gîte. Small renovation and refreshment can transform the attic into a 2nd bedroom with bath/toilet. The building is heated with electrical radiators and has a working original fireplace. On mains. Just a few minutes walk from the village center with a...

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

Don't miss this full of character and potential 1+ BDR 1 bath home with a garden and a garage, located in a historic setting just steps from Vienne River and the old stone Porte sur la Vienne, within the fortification of the old Chateau Bellevue in Availles Limouzine.

The front door opens to the staircase that takes you to the first floor, where you will find a cozy living room open to a kitchen with a dining area, and a separate toilet. The spacious bedroom and the bathroom are conveniently located on the ground floor.

In the living room on the first floor, with its exposed wooden beams, authentic wall cabinet and romantic original stone fireplace, bathed with light coming through the window, you will find comfort and a view of your garden across the street. The traditional kitchen and dining areas complete the picture and contribute to the overall atmosphere of relaxation and back in time tranquility. From the living room, a door opens to a wooden staircase that leads to the spacious attic, with exposed wooden high beams, sky lights and original timber floor. The attic can be transformed with a small renovation into a large second bedroom with a bath, or into a studio.

Conveniently located on the ground floor, the spacious bedroom with a sitting area and the bathroom provide easy access and cool conditions during the summer.

The house retains many original features, including exposed beams, wooden staircase, original doors,...

NOTES