

Elegant 3BD character stone home with delightful gardens and patio in the hearth of popular Availles Limouzine

EXCLUSIVE



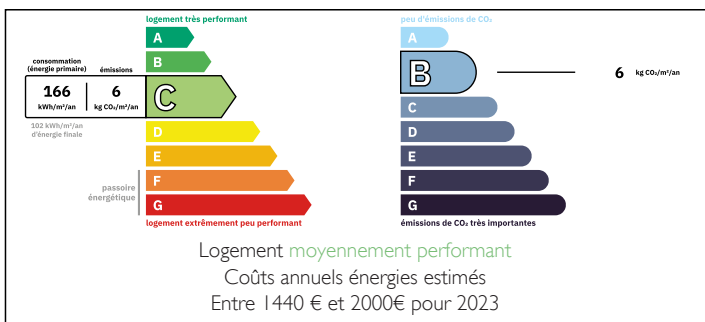
INFORMATION

Town:	Availles-Limouzine
Department:	Vienne
Bed:	3
Bath:	1
Floor:	104 m2
Plot Size:	185 m2

IN BRIEF

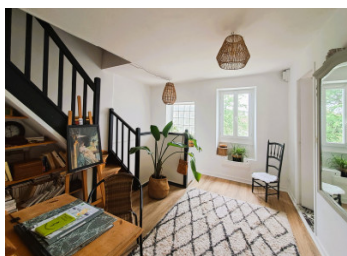
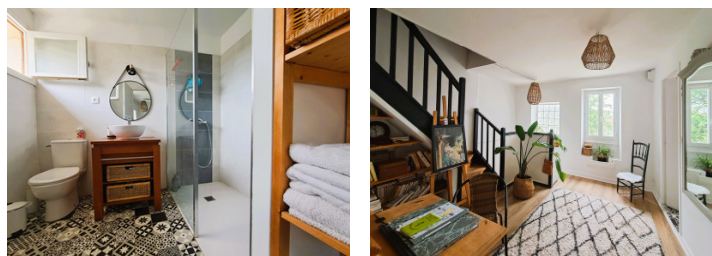
Tastefully renovated, 3 bed 1 bath character home with a private garden and covered patio. Currently a vacation property, with potential to be a gite or a family home. Original details masterfully combined with elements of modern comfort. Inviting and light-filled, spacious ground floor with a full kitchen, dining and salon/living room opens to a covered patio and garden. A wooden staircase connects the salon with the first-floor where a sitting area leading to the large master bedroom and the bathroom with a toilet and walk in shower. Another staircase leads to an attic with two bedrooms. Double-glazed windows throughout the house. Energy rating C and B. Heated by electric radiators and a wood burner; electric boiler for hot water. On mains. In the hearth of the popular village of Availles Limouzine, steps from Michelin restaurant, bakery, pharmacy,...

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

House (104 m2 habitable surface)

As you open the traditional wooden door you enter the spacious light-filled entry/dining area with a wood burner, open to the salon/living room. On the right is a good size semi-enclosed kitchen, elegantly separated by a half wall from the salon. The spacious living room with its tall traditional bookcase and large comfortable sitting area is filled with light from the tall window and the glass door leading to a romantic covered patio and a secluded garden. The staircase from the living room brings you to the first floor where a comfortable bright sitting area with views of the garden opens to a large master bedroom and bathroom with a toilet and walk in shower. A second staircase leads to the spacious attic that has been transformed into two bedrooms with potential. The house offers authentic atmosphere with its preserved original details, elegantly combined with elements of modern comfort. All throughout the house there are double-glazed windows. The original wood floors in the rooms and the tiles on the ground floor are preserved and tastefully combined with the well-insulated walls and other elegant new elements. The natural materials and original structure and set up of the building and the patio contribute the house to stay cool in the summer and to be warm in the winter. The house is heated with a wood burner and electrical radiators; water and drainage are on the mains. The energy performance of the...

NOTES