

Attractive detached 4-5 bedroomed cottage with outbuilding and large garden, in quiet hamlet.

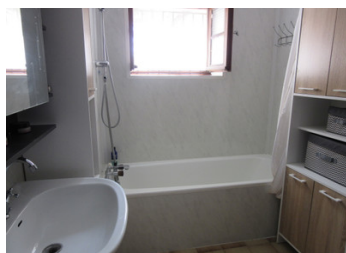


INFORMATION

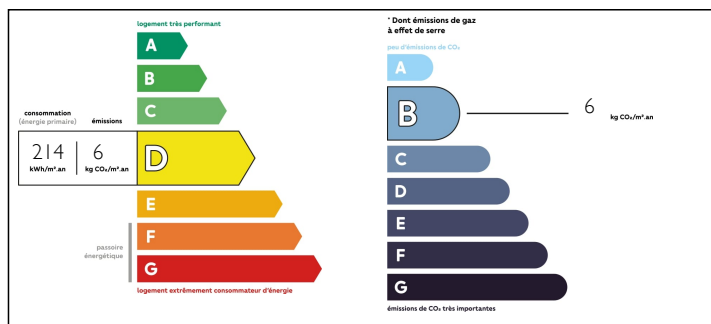
Town:	Joussé
Department:	Vienne
Bed:	4
Bath:	2
Floor:	192 m2
Plot Size:	3643 m2

IN BRIEF

This lovely stone property was built in 1856 and is full of original character and charm. It is situated in a quiet countryside setting, close to a small village. It offers a large amount of living space and a good sized garden with large above ground pool (9.56m x 4.88m).



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.



LOCAL TAXES

Taxe foncière: **490 EUR**

NOTES

DESCRIPTION

GROUND FLOOR

Kitchen/dining room - good sized room with plenty of space for a large kitchen table. With exposed beams and a charming fireplace with log burner, plumbing for dishwasher and washing machine.

Boot room - previously used as a double bedroom it is now used as a handy boot room and storage.

Bedroom 1 - pretty double bedroom, with views of the garden.

Passageway behind the kitchen, leads to:-

Bathroom - attractive bathroom with bath and overhead shower, basin and WC.

Living room - this enormous room is perfect for large family gatherings and social occasions. There is a defined seating area at one end around the log burner and plenty of room for a dining area, with large french windows leading onto the terrace and lovely garden.

FIRST FLOOR

Hallway leads to:

Three attractive double bedrooms with exposed beams and views across the countryside. At the end of the hallway is a family shower room with shower, basin and WC.

OUTSIDE

Attached to the house is an stone outbuilding offering room to store tools and outdoor furniture, as well as bikes and lawn-mower.

The garden is almost an acre in size and contains a great variety of mature trees, including fruit trees. There is also a vegetable garden, plenty of space for outside eating areas.

A large above ground pool is also included with the property.

LOCATION

About 1½ km (about 15 minutes walk) into the village of Jossé which has a garage, petrol station, petanque pitch and table tennis...