

Beautiful, just renovated, detached village house with 3 bedrooms, 2 bathrooms, garage and attached garden



INFORMATION

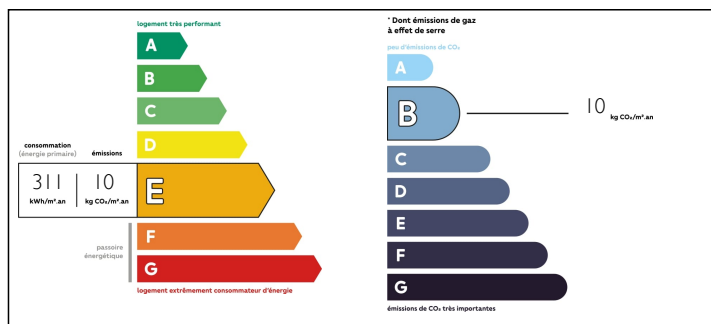
Town:	Le Vigeant
Department:	Vienne
Bed:	3
Bath:	2
Floor:	158 m2
Plot Size:	2888 m2

IN BRIEF

Set back from the road this stylish and impressive house provides a delightful family home. The house is mostly one room wide so the majority of the rooms have windows on both sides, giving high quality, natural lighting all day, now known to be so important for good mental health and so a happy life. The house has been recently renovated, all the windows and doors have been replaced with double glazed units and the rooms have been decorated with excellent taste, so all you have to worry about is unpacking. Le Vigeant boasts the FIA grade 2 Val de Vienne motor racing circuit, and three or four bars and restaurants in Le Vigeant and more in the thriving market town of L'Isle Jourdain, just adjacent on the other side of the river. Le Vigeant and the surroundings have a wealth of walks and river based...

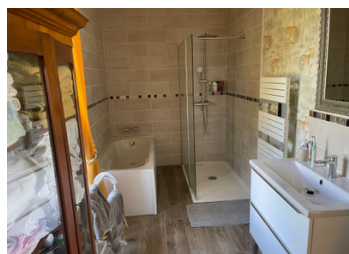


ENERGY - DPE



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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

You can enter the house from the front, either through the front door into the entrance hall, or more familiarly, directly through double glazed french windows, into this exceptional kitchen (approx: 31m²). This is a real family room with, at the far end, a fitted kitchen with a large range cooker, white ceramic sink and space & plumbing for a dishwasher; a large kitchen island offers an extensive area for food prep, while at the other end of the room is a fireplace with a wood-burning stove, to warm the room and add ambience to the spacious dining area and cosy sofa, tucked under the staircase which leads to the master bedroom suite. French windows lead out to the terrace and back garden, providing the essential flow between indoors and outdoors

Next door to the kitchen is the stylish dining room (approx: 22m²) with a beautiful chimney piece, four built-in cupboards and French windows leading out to the rear terrace and the garden. A door leads into the entrance hall, where, at the back under the stairs, is the cloakroom with loo and a basin. Another door leads into the sumptuous and cosy sitting room (approx: 21m²), with natural light again from both sides and a new wood-burner in the fireplace.

Upstairs on the first floor are three bedrooms; the master bedroom (approx: 21m²) has a gorgeous en-suite shower room (approx.5m²), as well as an attached dressing room (approx.7m²); the second bedroom (approx. 21m²) is off...

LOCAL TAXES

Taxe foncière: 450 EUR

NOTES