

Detached Country Property with no close neighbours. Horseboxes, land, veg plot and mobile home with garden !

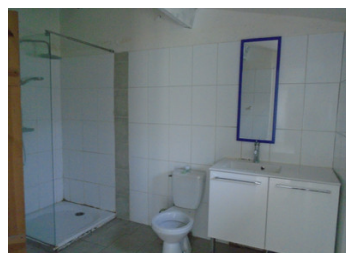


INFORMATION

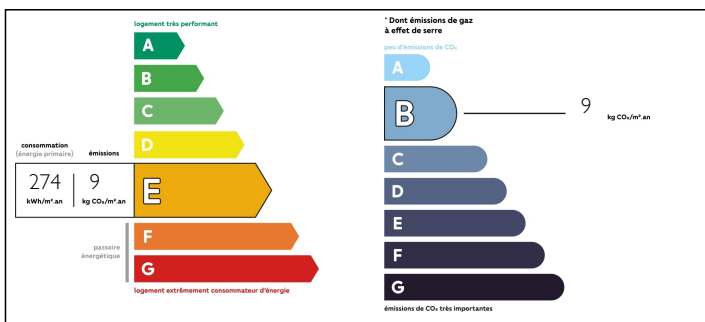
Town:	Availles-Limouzine
Department:	Vienne
Bed:	5
Bath:	3
Floor:	235 m2
Plot Size:	3350 m2

IN BRIEF

This is a super countryside property set in grounds of 3350m2 with no close neighbours, situated not far from the popular tourist towns of Availles Limouzine and Confolens. This property has been renovated to a good standard and boasts a renovated roof with insulation, double glazing, a pellet burner and wood burning stove, a fitted modern kitchen. Solar panels and a water treatment plant. There are 2/3 ensuite bedrooms with a dressing room/closet. There are a 2 further bedrooms with possibility to create another bathroom. There are stables for horses or there could be an option to renovate them into gites sujet to permission. There is a mobile home with its designated garden, a separate parcelle of land used as a vegetable plot.



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

On arrival at the property there is an exterior terrace leading into the entrance room (24m² approx) with a wood burning fire. Leading off from here is the main living room (30m² approx) which has a modern pellet burning stove and upvc double glazed doors leading to the rear garden. Leading on to an internal corridor (10m² approx) which takes you to another room currently used as an office (11m² approx). Further along the corridor is the first bedroom (17m² approx) which has its en suite shower room (4m² approx) comprising of walk in shower unit, wc and pedestal sink and an electric radiator/towel heater. There is a walk in dressing room/closet (approx 4m²). Further down the corridor you will find the second en suite bedroom (24m²), the shower room (approx 6m²) with shower, wc, pedestal sink, electric towel radiator and a 200l water heater (installed in 2019).

NOTES

To the other side of the entrance room is the kitchen (18m² approx) with a range of modern kitchen units and worktops. Views to both front and back aspects of the property. Leading from the kitchen to a utility area (9.70m² approx) with sink and space for washing machine/dryer. There is a separate storeroom/pantry (4.7m² approx) and currently houses the electricity meter. There is a wc (1.50m² approx) and a door leading to the rear garden.

On the first floor there is a landing area...