

Modern move into house overlooking the river set in garden of 1051 m2, short distance to local amenities.

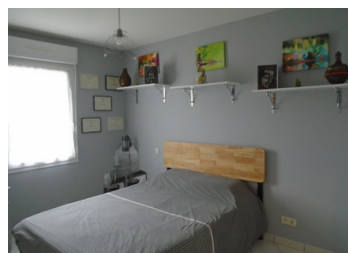
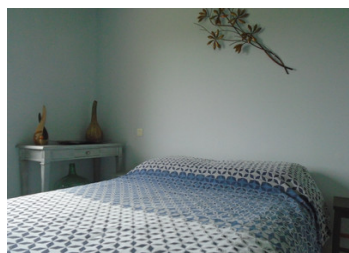
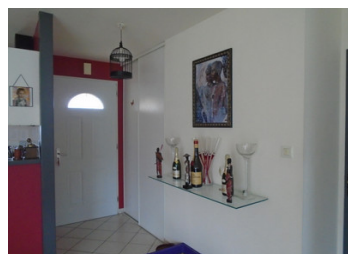


INFORMATION

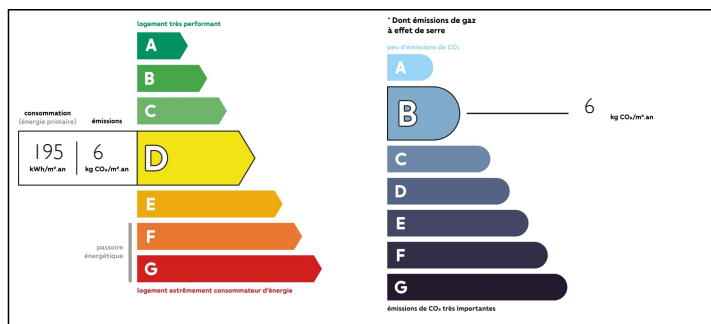
Town:	Pressac
Department:	Vienne
Bed:	3
Bath:	1
Floor:	82 m2
Plot Size:	1051 m2

IN BRIEF

This detached single storey house is ready to move into. Located not far from the river and within a short walking distance to a very popular village with amenities. The property comprises of an entrance, lounge/dining room, kitchen, an inner hallway leading off to 3 double bedrooms, a separate wc, and a shower room. There is an attached garage which has a utility area with sink and has space for washing machine, dryer and space for additional white goods and storage. The property has underfloor heating, is fully double glazed and has rolling shutters. To the outside there is a terrace and there is a large garden with shed and a designated 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

In further detail

On arrival at the property there is a covered porch leading into the entrance which has a built in storage cupboard for coats etc. This leads onto the open plan lounge/dining room which is bright and spacious. It has a tiled flooring, a large bay window with an electric shutter with views out onto the garden. The kitchen is semi-open and has a range of modern built in cupboards, a cooker and hob and space for a fridge/freezer.

There is a door leading from the living/dining room into a inner hallway from which you can access the separate wc, shower room, and three good sized bedrooms.

There is a separate wc with a small handbasin with a tiled splashback and tiled flooring.

The shower room has a shower enclosure. There is a vanity sink with a storage cupboard and shelving.

Bedroom 1

Having a tiled floor, a fitted wardrobe

Bedroom 2

With tiled flooring and fitted wardrobe

Bedroom 3

With tiled flooring

Garage

There is an attached garage which has a utility area with sink and space for washing machine, dryer and there is ample storage shelving. There is space for a car. There is a door leading from the garage to the back garden where there is a garden shed.

The gardens are large and well maintained with a designated vegetable plot and there is a terrace, with a screen which can be open or closed to give...

NOTES