



Detached 3 bedroom bungalow with garden in an idyllic spot at the end of a rural hamlet

This house, which is in excellent condition, has large airy rooms and a manageable garden, as well as a small field, ideal for a kitchen garden and your chickens. It is in a peaceful hamlet just a couple of minutes from the centre of Availles Limouzine, a pretty and popular village on the banks of the . . .

This house has been modernised, but still has lots of original features and character.

The dining room is surprising and enormous, with exposed beams and French windows to the sunny terrace, which is totally private and not overlooked. A door leads to the kitchen, which has modern fitted units and lots of storage space. The kitchen window overlooks the decking veranda.

From the hall, which has a built in double cupboard, there is the front door, accessed from the veranda, the sitting room and a passage leading to the bedrooms.

The sitting room has an open fireplace, alcoves fitted with shelves, and windows to two sides making it feel bright and sunny.

The three bedrooms are quite large, one having an en-suite bathroom with a bath with shower attachment, loo and basin. The family shower room has a large shower, basin and plumbing for a washing machine and a separate loo.

Outside, there is the veranda, a courtyard terrace, a small lawn with mirabelle trees, a mower shed, another shed with the oil tank and a large garage with access to the roof space providing lots of storage space. Immediately across the lane is the small paddock which is fenced and has a well.

The fruit trees . . .

Town: AVAILLES LIMOUZINE
Dept: Vienne
Plot size (m2): 1288
Habitable (m2): 125
Bedrooms: 3
Bathrooms: 2
Agent: Toby and Didi Hawkins

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€ 152 600



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