



## 3 Bedrooms - House - Poitou-Charentes - For Sale



### Information de l'agent

Nom:	Catherine Bower
Nom de compagnie:	Property Sales in France
Pays:	France
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (609) 606-082
Languages:	French
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 59,950

### Location

Pays:	France
État/Région/Province:	Nouvelle-Aquitaine
Ville:	Adriers
Indicatif régional:	86430
Soumis:	15/10/2024

### Description:

For sale is this 3-bedroom village house in the centre of Adriers in the Vienne Nouvelle Aquitaine.

Lovingly cared for over the last 20 years, this tradition terraced house sits in the centre of the village close to the shop, bar, post office, doctors, chemist, boulangerie and village lake with park. It is an excellent holiday or permanent home for someone to put their own stamp on it and at a very competitive price.

The house has a main living room to the front and a corridor leading to a downstairs bathroom with WC; a further corridor leads to the kitchen/dining room, which is fitted and has a door into the most private of courtyards, and a further gate leading to a garden at the very back of the row of house (this could be used as parking for a car or camper van as it has direct access to the street at the back of the house. Upstairs you have two bedrooms to the front of the house and a third which has a mezzanine. The courtyard space is large enough to sit out and eat, but very low maintenance should you not be there all year long.

You also have a small outbuilding in the garden area and access to a well for water if required.



---

Adriers, is a popular and lively village, which has a general store/bar/eatery, a bakery, a post office, and a pharmacy together with a very good English-speaking doctor. It would be wrong not to mention that it is one of the very few villages I pass through on a Sunday morning where everything seems to be open, and I can grab a coffee!

Getting to the area is easy with flights from many UK airports. The larger towns of L'Isle Jourdain, Lussac-les-Chateaux and Montmorillon with all their shopping, bars, restaurants, and amenities are 13, 21 and 24 minutes away respectively; but you need not venture from Adriers should you prefer just to relax and unwind.

Lussac-les-Chateaux and Montmorillon have train stations with links to Limoges and Poitiers; the latter providing cross platform TGV connections to Paris, Bordeaux and other French cities plus Brussels and London (via Lille).

Limoges and Poitiers airport and train station are both around a one-hour drive away.

The house has, Mains Water, Gas (Bottled), an insert fire, and mains drainage.

## Ground Floor

Kitchen/Dining Room - 4.7 x 3.5m with fitted units, door, and window to back of house and stairs to first floor.

Corridor connecting kitchen to living room with door into:

Bathroom - 4.3 x 3.1m with tiled floor, bath with overhead shower and pedestal sink with mirror, separate WC (2.1 x 1.3m) with water heater.

Living Room - 5.4 x 5.6m with exposed beams double and single doors to the front of the property, insert fire and stairs leading to the first floor.

## First Floor

Landing - 1.3 x 1.22m with doors to:

Bedroom 1 - 4.7 x 2.5m with exposed beams, beautiful oak floor, fireplace surround and window to the front of property.

Bedroom 2 - 5.4 x 2.8m with exposed beams, oak floor, and window to the front of property.

Bedroom 3/Attic Room - 6.9 x 7.4m with window to the back of the property, stairs down to the kitchen and up to the mezzanine.

Mezzanine - 5.2 x 5.2m (into eaves) with Velux and low-level windows.



## Outside

Private walled and gated courtyard Garden - 71m<sup>2</sup> A great sun trap, and ideal for family meals in private.

Path leading to:

Well Access - Shared with neighbours

Garden - 102m<sup>2</sup> Laid to Grass with small outbuilding, the garden links to the lane at the back of the house and would be ideal for anyone with a vehicle/campervan to use as an enclosed hardstanding.

## Commun

Chambres: 3  
Salle de bains: 1  
Dimensions du lot: 254 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.181.180

