

Substantial reduction. Renovated house on edge of village. Easy walk to shops and bar. 3/4 beds. Central heating. Attached garden. Garage



INFORMATION

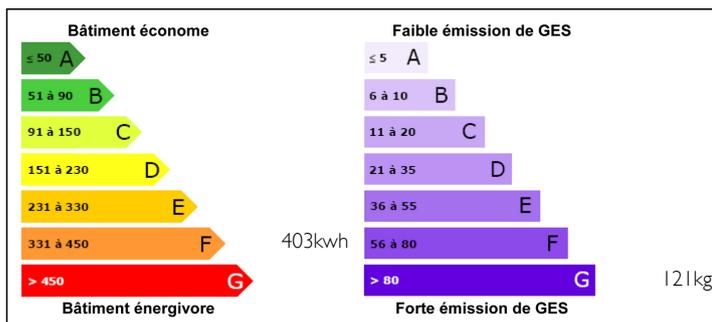
Town:	NOUIC
Department:	Haute Vienne
Bed:	4
Bath:	1
Floor:	85 m2
Plot Size:	512 m2



IN BRIEF

This character property sits on the edge of a highly sought after village, with very popular restaurant/bar, village shop, bakers, chemist, hairdresser etc and a vibrant social life. The house is centrally heated by oil. It has three/four existing bedrooms and more than enough space to extend into the room above the garage to add an additional ensuite bedroom. Importantly, this house is connected to the mains drains.

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

Houses on the edge of a village but with views of the countryside are rare. This property offers just that. All the facilities of this very popular village are within walking distance.

Accommodation comprises a hallway; WC; sitting room; kitchen diner; two bedrooms on the first floor and family bathroom with shower, washbasin and WC. On the second floor is a spacious room, previously used to house a train set and separate bedroom.

The floored room above the garage (23 m²) is accessed via a door and would easily offer additional bedroom accommodation which could readily be made ensuite.

The manageable garden is to the rear and to one side of this house offering views over the farm fields behind, which are currently used for grazing sheep.

This house is fully renovated with no major work needed.

This property will be popular with those wishing to enjoy country living but have the convenience of close proximity to the heart of the village.

It is less than 40 km from Limoges airport, with UK flights throughout the year

LOCAL TAXES

Taxe foncière: 296 EUR

Taxe habitation: 250 EUR

NOTES