

Superb 4 bedroomed house with garden in an attractive village



INFORMATION

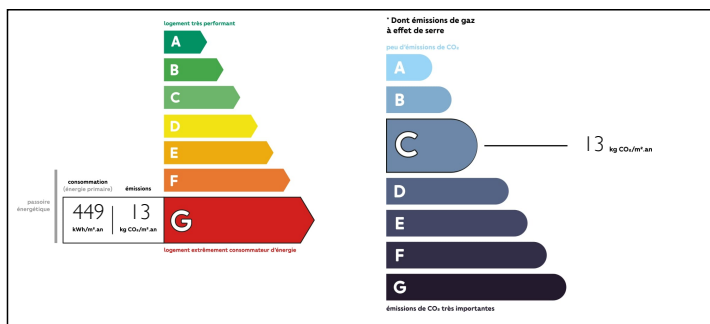
Town:	Azat-le-Ris
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	167 m2

IN BRIEF

This house is like a Tardis - small on the outside and big inside with spacious living areas, four bedrooms, a garden and garage. It benefits from mains drainage and a recently renewed roof. Ideal as a family home or holiday retreat to enjoy the French lifestyle!



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.



LOCAL TAXES

Taxe foncière: 233 EUR

NOTES

DESCRIPTION

The lounge has patio doors to the front of the house and a wood floor. Through to another living room with a cosy wood burner and staircase leading up to the first floor. The kitchen is at the back of the house which leads to the terrace and private garden ideal for a veg plot. The dining room is well lit and looks out onto the garden.

Upstairs is a bathroom with bath, toilet and basin. There are two double bedrooms and one single room on this floor.

The second floor has one bedroom, toilet and basin plus loft space for storage.

Ideally situated in an area to enjoy outdoor activities such as fishing, cycling, walking and horse riding at the local equestrian centre. Both Poitiers and Limoges airports are easily accessible as are road and rail links to Paris and the UK.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>