

Beautifully renovated 3/4 double bedroomed house with large garden plus barn Limousin (87)



INFORMATION

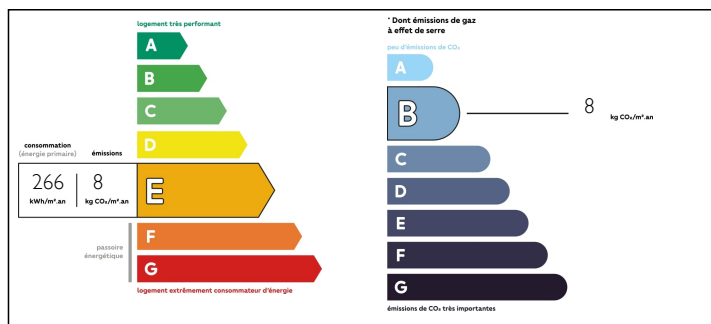
Town:	La Bazeuge
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	140 m2
Plot Size:	2511 m2



IN BRIEF

Ready to move into, this 3 bedroomed character property is situated in a quiet hamlet but within easy reach of Le Dorat. The house has a spacious kitchen, dining room, lounge and study/bedroom with bathroom. Upstairs are three good sized bedrooms plus a family bathroom. The mature garden is private and well kept. The property benefits from solar panels and double glazing.

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

The entrance leads into a well-lit kitchen with space for a dining table and chairs. There are fitted cupboards with wood worktops, tiled floor and beams. Next to the kitchen is the dining room which is a comfortable space for entertaining. The spacious lounge looks out onto the garden and has a cosy fireplace and woodburner. There is a second sitting room or bedroom on the ground floor which has a woodburner and a great views of the garden. It can be used as a guest room as there is a bathroom attached. All the rooms are tastefully decorated benefit from electric radiators.

On the first floor up original oak stairs are three double bedrooms all with character and all nicely decorated. New velux windows (2022) in 2 rear bedrooms. The large bathroom has a shower, toilet and basin.

To the side of the house is a barn with a new roof (2019) on two floors with attached workshop, and the gated driveway gives access to the parking area and large garden mainly set to lawn and trees and providing wonderful views over the countryside. There is a stone built garden shed with outside WC and laundry room. In addition this house benefits from having photovoltaic panels on the roof.

The historic town of Le Dorat with shops, doctors, hospital, SNCF station and supermarket is 6 km. Limoges airport with flights to /from UK all year round, is 50km away.

LOCAL TAXES

Taxe foncière: 275 EUR

Taxe habitation: 440 EUR

NOTES

Information about risks to which this...