

Spacious village house with a lovely back garden and views

EXCLUSIVE



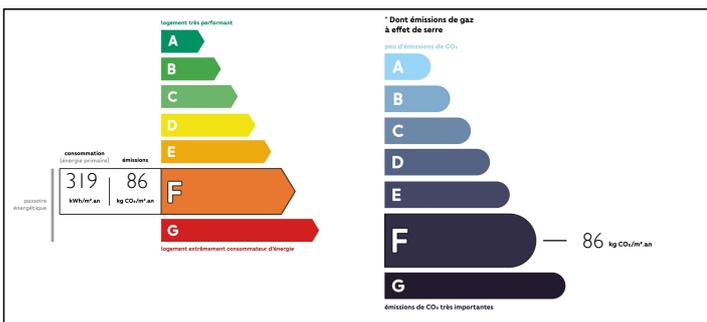
INFORMATION

Town:	Compreignac
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	84 m ²
Plot Size:	359 m ²

IN BRIEF

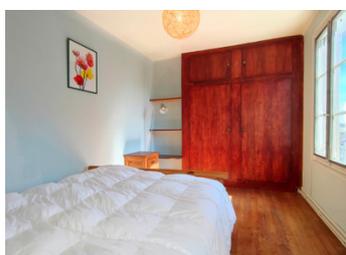
Situated in the centre of the village of Compreignac, this house benefits from being just a few steps from local amenities and village life, whilst at the same time enjoying beautiful views of the countryside from the garden behind the house. Mains drains and central oil heating. Electrical recently redone. 5 minutes to Lake Saint Pardoux. Only 20 minutes from Limoges.

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

You enter through a private side gate and then from the rear of the property into the kitchen area. On the left hand side is a large downstairs bedroom or spare room and to the right you enter the lounge. There is a downstairs bathroom.

All rooms on the ground floor have French doors leading out to the back garden creating a great indoor-outdoor flow. The lounge and kitchen also have windows on the front of the house making these lovely and light filled.

Wide wooden stairs lead up to the first floor landing, off which there is a second bathroom and two more bright and good sized bedrooms both with wooden floors and large windows.

Attached to the house is a garage, and two small stone storage rooms or "caves" both of which have electricity and provide ideal storage.

The garden is at the rear and to one side of the house and is accessible from all the downstairs rooms. There's a terraced area, which wraps around the house and the rest of the garden is laid to lawn, with flowerbeds, small shrubs and trees. This outside space is completely enclosed and enjoys magnificent views over the valley and the countryside beyond. The perfect spot to relax and unwind.

The house is connected to mains drains. It has been recently rewired.

The large leisure lake of Saint Pardoux, with its three beaches and swimming pool complex is just a 5 minute journey by car and further...

LOCAL TAXES

Taxe foncière: 423 EUR

Taxe habitation: 546 EUR

NOTES