

Lovely detached village house with garden 10 mins from Limoges



INFORMATION

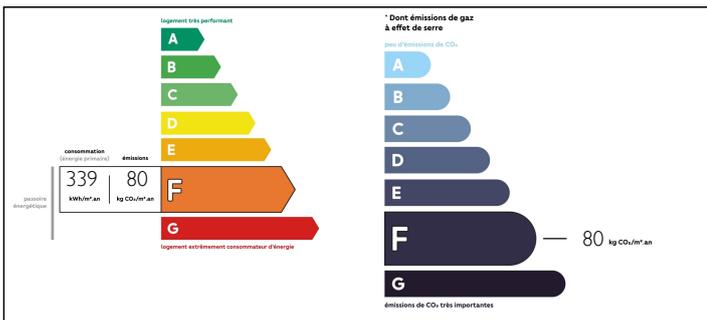
Town:	Nieul
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	82 m2
Plot Size:	519 m2



IN BRIEF

This is a super cute detached house with a small garden within walking distance to the center of Nieul and its fantastic medieval castle. Limoges is only a 10 minute ride away but you are still in the countryside. Situated on a quiet road with detached villas overlooking a small creek and the village itself on top of a low cliff. Two large bedrooms and one small room with pretty views, a large living / dining room downstairs and a kitchen. Downstairs WC. Underneath, a garage and a wine cellar. Central heating with oil. Very light and airy, built sometime in the 40'ties or 50'ties. There is a small piece of land of about 500m2 just across the road that drops down to the creek.

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

This is a super cute detached house with a small garden within walking distance to the center of Nieul and its fantastic medieval castle. Limoges is only a 10 minute ride away but you are still in the countryside.

Situated on a quiet road with detached villas overlooking a small creek and the village. Two large bedrooms and one small room with pretty views, a large living / dining room downstairs and a kitchen. Downstairs WC. Underneath, a garage and a wine cellar. Central heating with oil. Very light and airy, built sometime in the 40'ties or 50'ties

The house appears in good condition and has been well kept. It will mainly need an upgrade of the heating system, double glazing to make it more energy efficient and modernisation to your tastes.

At street level you have the single garage and the cellar which have a ceiling height of about 1.9m. Outside steps take you up to the front door.

As you enter the hallway, there is a staircase to your left and the main living / dining room on the right. This light and spacious room cuts across the house and has French doors at both ends – one opens onto a front balcony and the other out onto a back terrace, leading to the garden. The separate kitchen is at the back of the house with its own door opening towards the garden (about 500m²). The wall between the kitchen and the living room...

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