

Charming house with four bedrooms in peaceful hamlet with swimming pool and stunning views of the countryside



INFORMATION

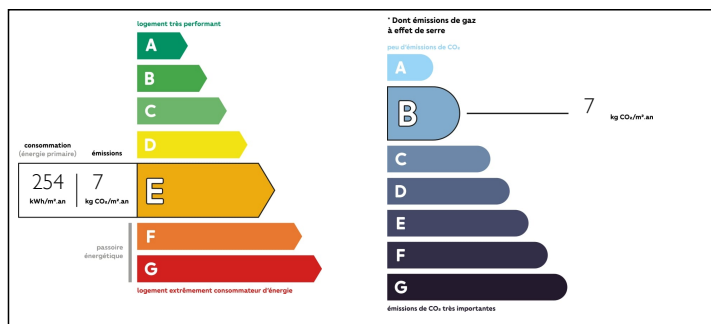
Town:	La Chapelle-Montbrandeix
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	149 m2
Plot Size:	549 m2

IN BRIEF

Lovely house for sale with swimming pool situated in a peaceful, small hamlet in the regional parc Périgord Limousin. The house has a cosy living room with Godin woodburner, four spacious bedrooms and an open kitchen with access to the private terrace and garden with breathtaking views of the countryside. Situated within walking distance from a small village having a bar, an epicerie and hosting various fêtes during the summer. The village of Cussac is 7km away which has a supermarket and other commerce. The city of Limoges is 45km which has an airport and train station. This could be your second home or main residence to enjoy countryside living!

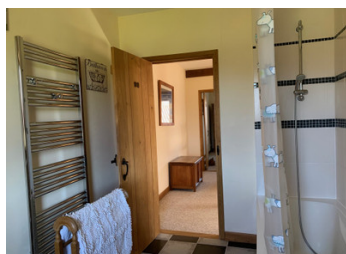


ENERGY - DPE



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 house presents an excellent opportunity to create your dream permanent residence or an idyllic holiday getaway.

In entering the house you will find to the right a cosy living room (23 m²) with a red Godin wood burner and wooden floor. To the left there is an open kitchen (containing combined refrigerator with freezer, dishwasher, microwave and oven) with access to the terrace and garden (549m²) and swimming pool (with sand filter and new pump) overlooking the beautiful countryside of the area. There is a toilet downstairs.

In between the kitchen and living room there is a stairway leading to the first floor with a spacious landing and three bedrooms, a master bedroom (11,16 m²) with en-suite shower and toilet (1,89 m²), a second bedroom (10 m²) and third well-sized bedroom of 12 m². There is a bathroom with bath, toilet, sink and electric radiator (5,32 m²).

From the landing an eye-catching stairs brings you to the second floor with 32,40 m² habitable space and laminate flooring, now used as a spacious fourth bedroom. On this floor you have plenty of storage space (20,35 m²) and a boiler of 200 liters.

All windows are double glazed and the house is on septic tank. There is electric heating and a wood burner in the living room.

The village of La Chapelle-Montbrandeix offers a small community shop and a bar/restaurant providing essential amenities. Furthermore, the international airport in Limoges is a 40-minute drive away ensuring convenient travel connections.

To gain...

LOCAL TAXES

Taxe foncière: 1104 EUR

Taxe habitation: 1315 EUR

NOTES