

Lovely sizeable family home near the market town of Eymoutiers with large garden, driveway and private parking



INFORMATION

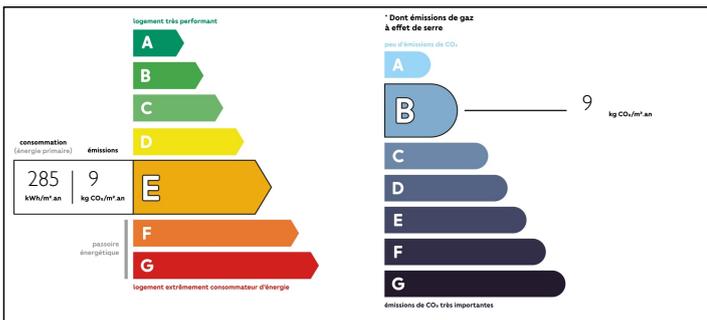
Town:	Eymoutiers
Department:	Haute-Vienne
Bed:	7
Bath:	1
Floor:	170 m2
Plot Size:	6331 m2



IN BRIEF

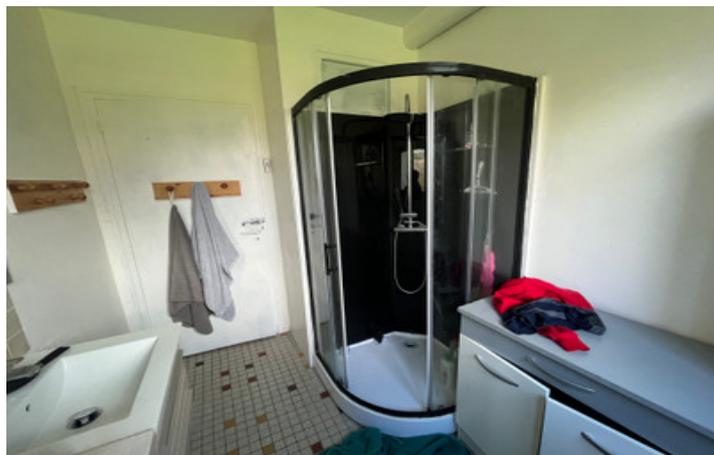
Well-presented 7 bedroom family home of 170m2 on a large plot of land just 2 minutes drive from the historic town of Eymoutiers. Sous-sol style property, which has a new efficient heat pump heating system, UPVC windows and electric shutters. A lovely open garden surrounds the house, with private parking for several cars. The fosse conforms to current standards

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 main entrance leads into a hallway with a kitchen / diner to the left and living room to the right. The kitchen (14 m²) has fitted units and integrated oven / hob with beautiful views and access to the balcony through sliding doors. The lounge / dining room (27 m²) is very bright and also has access to the balcony. Also on the ground floor are 3 bedrooms (13m², 12m², 10m²) all at the rear of the property with views of the garden. There is a shower room and separate WC.

On the first floor there are a further 4/5 bedrooms, some of which could be used as offices or playrooms and a separate WC.

The basement comprises a garage and laundry room and contains the heat pump. There is access from here to the gardens. Large gardens (6331 m²) surround the property with ample space for parking, play areas, vegetable plots.

The town of Eymoutiers is only a 2 minute drive. This attractive historic town has a railway station, weekly market, restaurants, supermarket, shops, schools and an open air swimming pool. The leisure lakes at Lac de Vassiviere and Treignac are each only a 20 minute drive away. Both offer restaurants, beaches, watersports and beautiful walks and views. Limoges Airport is less than an hour away.

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

NOTES