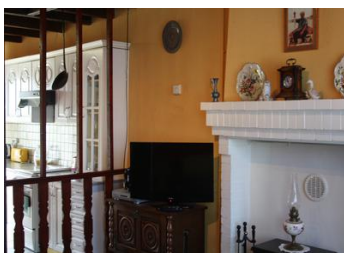


Ideal holiday/family home. Superb 2 bed single level house in excellent condition, with attached barn and garden in peaceful hamlet location.



INFORMATION

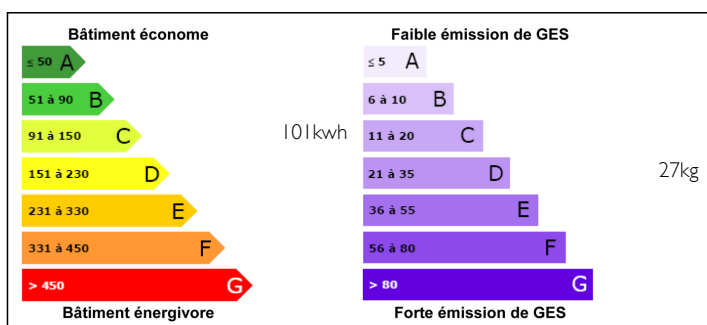
Town:	GAJOURBERT
Department:	Haute Vienne
Bed:	2
Bath:	1
Floor:	70 m ²
Plot Size:	438 m ²



IN BRIEF

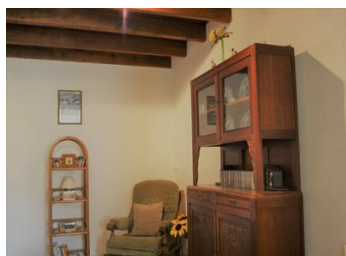
Situated in a small hamlet midway between Confolens in Charente (16) to the west and Bellac in the Haute Vienne (87) to the east, this pleasing hamlet house, has been extremely well renovated and comes with the benefits of double glazing and electric shutters to all windows, gas central heating (new Combi boiler) and mains drainage.

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

Renovated to provide two bedrooms, and around 70m² of living accommodation all on one level, the property comprises a quite superb front to back bright and spacious kitchen/diner/living room (29m²) plus a separate sitting room (12.5m²), two bedrooms (each about 11m²) and a shower room (4.2m²) with WC. The adjacent barn, also in excellent condition, provides more than enough space to add, if required, further bedrooms together with additional bathrooms including perhaps, an en-suite to the principal bedroom. There is a pretty attached garden to the rear of the property. The nearest village with amenities being Mezieres sur Isoire just 6 km away to the east. Confolens is 23km away. Bellac, just 18 km to the east benefits from all facilities including large supermarkets and primary and secondary schooling plus a Lycée. From Bellac there are rail services to Limoges and Poitiers; the latter affording cross platform TGV connections to Paris and Bordeaux also London and Brussels. The all year round international airport at Limoges is only 48 km (44 minutes) away. The house is now empty so bring your bags and move in.

LOCAL TAXES

Taxe foncière: 326 EUR

Taxe habitation: 138 EUR

NOTES