

Charming two bedroom hamlet property with attached garden leading to second plot of land and separate garage.



## INFORMATION

Town:	PEYRAT DE BELLAC
Department:	Haute Vienne
Bed:	2
Bath:	2
Floor:	73 m2
Plot Size:	1654 m2



## IN BRIEF

The property has been used as a holiday home and is perfectly habitable. It benefits from gas central heating and a collective system for the drainage. The ground floor would benefit from some modernisation, whilst the first floor master en-suite bedroom is newly created

## 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

Kitchen/Diner (25m<sup>2</sup>) with stairs to the first floor.  
Lounge (18m<sup>2</sup>) with doors to the garden.  
Shower room off of lounge with shower & sink, with separate Toilet.

First Floor with landing:

Bed 1 (19m<sup>2</sup>)

Bed 2 (11m<sup>2</sup> - 14m<sup>2</sup> into eaves) with an Ensuite bathroom with bath/shower over and sink. Separate toilet. Dressing area.

Outside:

Second stone building (30m<sup>2</sup>) with Garage door. Ideal for conversion to gite. Has its own small garden to the side & behind.

Attractive attached garden which leads onto a second plot of land, which has its own vehicle access.

## LOCAL TAXES

**Taxe foncière: 550 EUR**

**Taxe habitation: 400 EUR**

## NOTES