

3 Bedroom renovated property in tranquil hamlet with garden. Just 3 km from a village with local amenities.



## INFORMATION

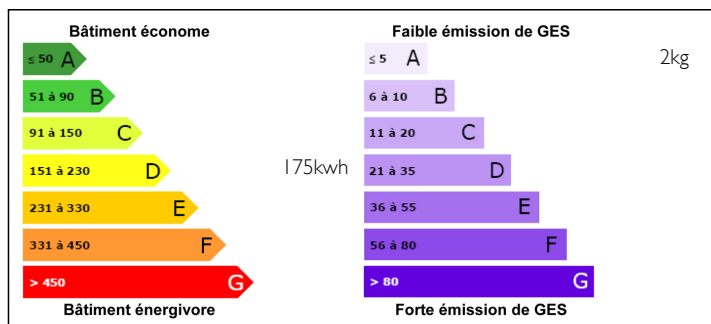
Town:	Saint-Bonnet-de-Bellac
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	98 m2
Plot Size:	4727 m2



## IN BRIEF

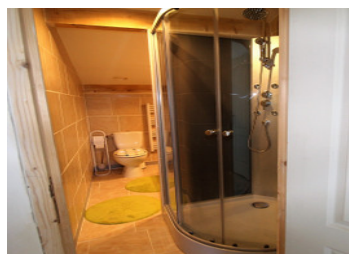
This old stone property, offering 98 m<sup>2</sup> of living space, has been renovated to provide a comfortable 3 bedroom accommodation, which briefly comprises a Living room, Kitchen/Diner, Shower room, WC, Laundry area and Ground Floor Bedroom. On the first floor 2 Bedrooms and Shower room. Externally there is an adjoining Storeroom and Garage/Workshop. This home sits peacefully in its rural setting, yet is only a few minutes drive (3 km) from a range of local amenities in Saint-Bonnet-de-Bellac. Full facilities are available at the market town of Bellac just 8 km away. Limoges International Airport is within easy motoring distance (45 km) There is much to see and to do in the area, with historic sites, beautiful castles, recreational lakes, bars and restaurants to discover and explore. Enjoy an affordable quality of life.

## 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.



## LOCAL TAXES

**Taxe foncière: 390 EUR**

## NOTES

## DESCRIPTION

Front door opens into a good sized KITCHEN/DINER (21 m<sup>2</sup>) a spacious kitchen/diner with fitted wall and base units and a wood burning stove.

LOUNGE (17 m<sup>2</sup>) a comfy casual sitting room with door leading to the downstairs Shower Room 5 m<sup>2</sup>) BEDROOM 1 (12 m<sup>2</sup>) This ground floor bedroom is accessed by a hallway with built in cupboard space and a ground floor WC.

LAUNDRY area (9 m<sup>2</sup>) accessed from the kitchen with the necessary electrical outlets and plumbing for the washing machine and tumble dryer. A door opens into the stone built outbuilding (30 m<sup>2</sup>) currently used as a store room which leads to the adjoining garage/workshop ( 30 m<sup>2</sup>)

Stairs from the laundry area rise to the first floor landing serving :

BEDROOM 2 (12 m<sup>2</sup>) BEDROOM 3 (10 m<sup>2</sup>) both with skylights enabling the natural light to stream in. SHOWER ROOM (3,5 m<sup>2</sup>) with shower cubicle, wash basin and WC.

Door into cupboard housing the hot water cylinder.

The adjoining fully enclosed garden (982 m<sup>2</sup>) sits to the rear of the property with a grassed seating area and a large vegetable section and several fruit trees. Running alongside this garden there is a passageway leading to a further plot of land (3132 m<sup>2</sup>) A third plot (346 m<sup>2</sup>) can be found within a short walking distance.

The house benefits from a new roof, double glazing throughout , good insulation and is connected to mains drainage.

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Information about risks to which this property is exposed is available...