

Spacious 4 bedroomed house with large garden in quiet hamlet



INFORMATION

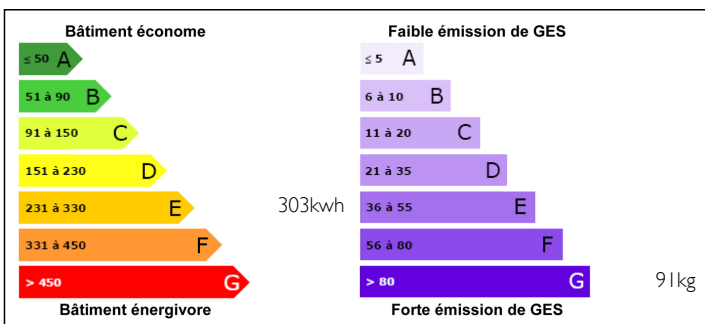
Town:	LUSSAC LES EGLISES
Department:	Haute Vienne
Bed:	4
Bath:	2
Floor:	135 m2
Plot Size:	2615 m2



IN BRIEF

This lovely stone property has been recently renovated to a high standard and could be an ideal family home or holiday retreat. It is situated in a popular but quiet hamlet just 5 minutes by car from the village which offers bars, restaurants, grocers store, pharmacy, bakers and newsagents.

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 property consists of:

Modern fitted kitchen with centre island 3.56m x 6.37m. The high quality flooring in the kitchen has also been installed throughout most of the ground floor.

Lounge/diner with wood burner 6.71m x 4.49m

Bedroom 1 with toilet and basin 3.81m x 3.69m

Boiler room 5.14m x 2.70m

Floored attic room above boiler room complete with new electrics and windows to the front and rear 7.21m x 5.06m

Utility room 2.82m x 2.49m

Shower room with toilet and basin 2.77m x 1.93m

Conservatory 2.20m x 5m

FIRST FLOOR

Bedroom 2 with beams 3.43m x 4.53m

Bedroom 3 with beams 3.43m x 3.87m

Bedroom 4 with beams 3.86m x 3.67m

New bathroom with free standing bath, shower, toilet and basin with doors to balcony 3.36m x 3.84m

EXTERIOR

Decking 63m² with 4/5 person high spec hot tub less than 2 years old included in the sale

Outbuildings

Garage

Pergola dining area

Private garden with various mature trees and 3 gated entrances, 2 to the front and 1 to the rear plus veg plot with two raised beds and various fruit trees.

The property has been completely and professionally rewired with appropriate guarantees in 2017.

The property benefits from oil fuelled central heating, wood burner and a well.

The area is ideal for outdoor activities such as walking, cycling and fishing.

The closest large town is Montmorillon on the Gartempe river with bars, restaurants, supermarkets,

LOCAL TAXES

Taxe foncière:

601 EUR

NOTES