

## 3 bedroomed village property with character



## INFORMATION

Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	61 m2
Plot Size:	86 m2

## IN BRIEF

Plenty of history in this lovely 3 bedroomed house in a lively village with bars, restaurants, grocers store, pharmacy and newsagents. The house built in 1636 has a kitchen, bathroom, 3 bedrooms and mains drains.



## 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:

Entrance 4.71m x 2.43m

Kitchen 2.74m x 4.14m

### FIRST FLOOR

Bathroom with bath, toilet and basin 2.33m x 1.21m

Bedroom 1 4.23m x 4.89m

Bedroom 2 4.55m x 2.30m

Bedroom 3 3.55m x 4.46m

Outbuilding not attached

The property benefits from mains drains.

Lussac les Eglises offers 2 bars/restaurants, grocers store, pharmacy and newsagents. The closest large town is Montmorillon at 25km with bars, restaurants, supermarkets, weekly market, train station, hospital, cinema and swimming pool.

Other villages in close proximity are Le Dorat and Magnac Laval both with supermarkets, bars and restaurants.

Limoges airport at 70km is easily accessible with flights to Paris, Europe and the UK.

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

## NOTES