

A perfect 'lock up and leave' home just 2Km to the nearest restaurant and 45 minutes from Limoges in the Millevache National park.



## INFORMATION

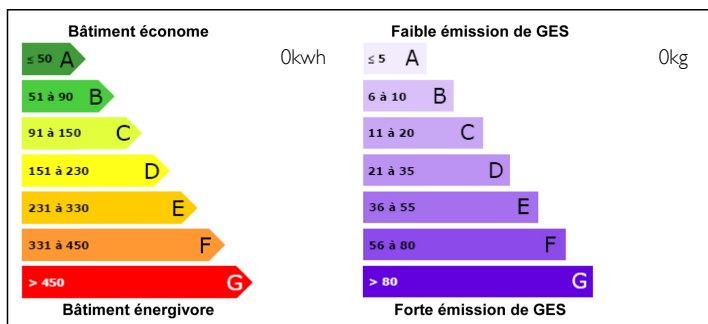
Town:	ST JULIEN LE PETIT
Department:	Haute Vienne
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	239 m2



## IN BRIEF

This three bedroom home has double glazing throughout and Gas fired central heating, it is a short drive or cycle to the local Bar/restaurant and only 45 minutes to the historic city of Limoges. With big rooms this house will give you lots of room to relax and a great base from which to enjoy the breathtaking scenery in this part of France.

## 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

In a peaceful hamlet but only minutes from all the amenities you will need, this house will make a great lock up and leave holiday home from which you can explore the amazing surroundings. As you enter the house you will see that the central staircase is the only thing that divides the kitchen (10m<sup>2</sup>) from the dining room (21m<sup>2</sup>). To the left of the dining room is the large lounge area (31m<sup>2</sup>) which leads out to two conservatories (32m<sup>2</sup> and 17m<sup>2</sup>) which create even more room in the house. Stairs from the lounge lead up to the first bedroom (22m<sup>2</sup>) with en suite shower and toilet.

The stairs from the kitchen lead to the first floor where there is a second bedroom (17m<sup>2</sup>) and a family bathroom (7m<sup>2</sup>). A further set of stairs lead up to the converted loft where there is a third bedroom and toilet (18m<sup>2</sup>)

There is a small manageable garden and double glazing in the entire house. There is also a gas fired central heating system.

As well as Limoges only being 44Km away the market towns of Peyrat le chateau 6Km, Bujaleuf 13km, Eymoutiers 15Km and Bourgneuf 17Km will give you some great places to visit and enjoy the French way of life.

The picturesque town of Saint Leonard de Noblat is only 23Km away and Lake Vassiviere, which is one of the biggest manmade lakes in Europe where you can take part in or just sit back and watch a...

## LOCAL TAXES

**Taxe foncière: 240 EUR**

## NOTES