

3 bedroom house overlooking the Vienne river and its large garden near St Léonard de Noblat.

EXCLUSIVE



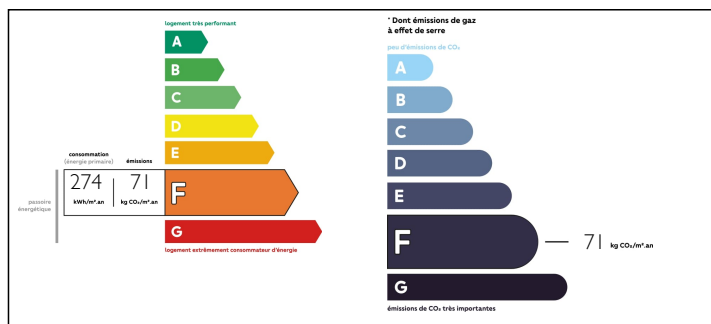
INFORMATION

| | |
|-------------|-------------------------|
| Town: | Saint-Léonard-de-Noblat |
| Department: | Haute-Vienne |
| Bed: | 3 |
| Bath: | 1 |
| Floor: | 101 m2 |
| Plot Size: | 2535 m2 |

IN BRIEF

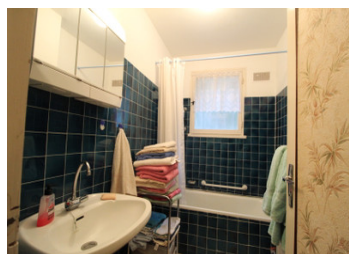
This house is close to the banks of the Vienne which runs through the Limousin area. It is built into a slope and on the lower level are a large garage and a utility room. There is also shower room and WC with a double bedroom at this level and doors opening onto the front of the house. Upstairs are the lounge, dining room, kitchen, bathroom and two bedrooms. The lounge and kitchen also have doors leading onto a balcony from which you can obtain views of the Vienne.

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

Just a 2 minute drive from the centre of the historic town of Saint Léonard de Noblat, this house built around 1980 will make a great family home or holiday home. With the River Vienne on the opposite side of the road and lovely riverside walks on your doorstep.

The house is built on the side of a gentle slope and the front door is actually on the upper level, however on the lower level you will find a large garage (44m²) a utility room (16m²), shower room with wc and a double bedroom (12m²) with doors leading to the front garden. The internal stairs lead to first floor where you will find two more double bedrooms (12m² and 10m²), a dining room (11m²) a kitchen(15m²) with doors leading onto the balcony at the front of the house, a bathroom and separate WC and the lounge (21m²) which also has doors leading onto the balcony.

The house has gas fired central heating and sits in just over 2500m² of garden. In nearby St Leonard de Noblat you will all the facilities you require from supermarkets, banks, doctors and vets to bars, restaurants, schools and a railway station linking you to the region's capital, Limoges, which is only 20 km away with its international airport and regular flights to the UK.

This is a great opportunity to live in the peace and tranquillity of the Limousin countryside while only a few minutes from town

LOCAL TAXES

Taxe foncière: 811 EUR

NOTES

Information about risks to which...