

Charming stone 3-bedroom house with garden. In a village.

EXCLUSIVE



## INFORMATION

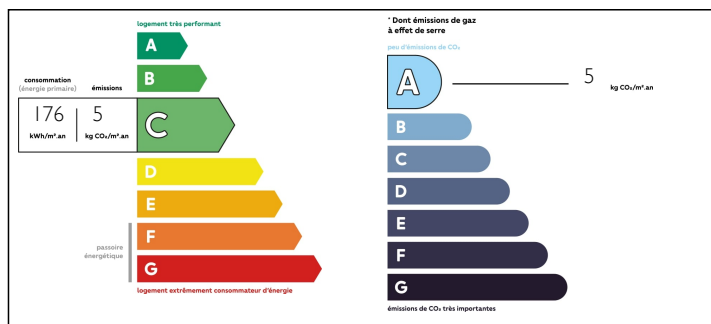
Town:	Rancon
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	96 m2
Plot Size:	110 m2

## IN BRIEF

A stunning three bedroom house located in a peaceful village location with three bedrooms over two floors ready to move in. The house has a lovely sun trap garden with a terrace and outbuilding useful for storage of garden tools. This would make a perfect holiday home. This house is located close to amenities in Rancon, a popular village.



## 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

Ground floor: spacious living room with wood-burner leading into a hallway with a toilet and access to a cellar perfect for storage of preserves and wine. A fully-fitted kitchen with large wood-burner and a door onto the back terrace/garden.

First floor: two double bedrooms. Second floor: Double master bedroom with shower. Family bathroom with bath and shower with under eaves storage.

This house benefits from being connected to mains drains and having double glazing.

The garden is planted mainly with herbaceous plants and flowers.

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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