

Lovely maison de maitre style property. Attached garage and garden.



INFORMATION

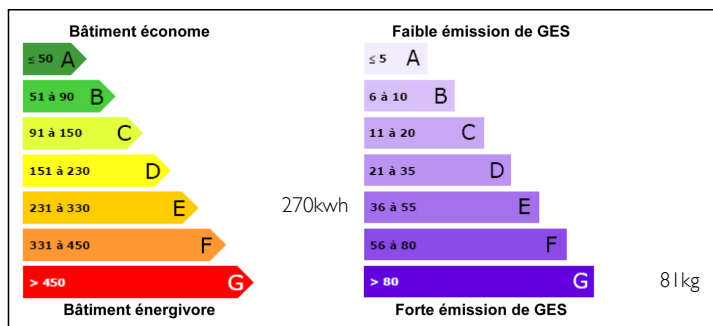
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|-------------|--------------------|
| Town: | Lussac-les-Églises |
| Department: | Haute-Vienne |
| Bed: | 5 |
| Bath: | 2 |
| Floor: | 210 m2 |
| Plot Size: | 826 m2 |

IN BRIEF

Very attractive property ideal as a family home or kept as 2 apartments to possibly rent out. There is a garage underneath the house in the large cellar and another attached garage. The garden is a manageable size. Close to the village amenities such as bakers, grocers, pharmacy, bars and restaurants.



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.



LOCAL TAXES

Taxe foncière: 1000 EUR

NOTES

DESCRIPTION

Apartment 1

Ground floor.

Kitchen 5m x 2m

Dining room 5m x 3.2m

First floor.

Bathroom 2m x 2.2m

Toilet

Bedroom 1 with dressing room 4.8m x 5.8m

Bedroom 2 4.9m x 2.7m

Bedroom 3 4m x 3m

Loft space

Apartment 2

Ground floor.

Entrance room 4.4m x 5.8m

Kitchen 4.55m x 3.6m

Lounge 4.8m x 5.8m

Bathroom and separate toilet 2.2m x 4.55m

First floor.

Bedroom 1 with dressing room 3.6m x 4.8m

Bedroom 2 5.8m x 4.55m

Garage in cellar under the house

Garage

Outbuilding with old bread oven

Garden

The lively village has a choice of bars and restaurants plus a grocers store, pharmacy and newsagents. The closest larger town is Montmorillon, 20 minutes away by car which has restaurants, train station, supermarkets, hospital, cinema, bars and swimming pool.

Both Poitiers and Limoges airports are easily accessible as are road and TGV connections to Paris, the UK and the rest of Europe.

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