

Detached house in a pretty village very close to leisure lakes with self contained apartment.



INFORMATION

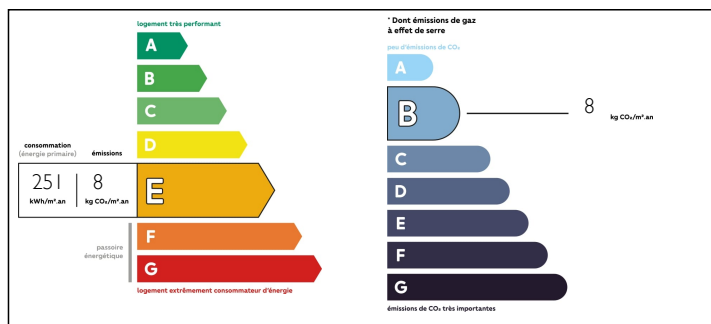
Town:	Videix
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	143 m2
Plot Size:	930 m2



IN BRIEF

An immaculate, and modern property with a self contained apartment providing additional space for an extended family or rental income. Tastefully divided to create a 2 bedroomed house with fitted kitchen/lounge/dining room plus an independent 1 bedroomed apartment on the ground floor also with open plan fitted kitchen/lounge/dining room. There is a large hangar attached to the side and a pretty garden with open views and built in plunge pool. Situated in the heart of the village with a popular bar and the beautiful leisure lakes, offering sailing, kayaking, swimming, fishing, horse riding and wonderful walks are just a 5 minute drive away. The medieval town of Rochechouart is just a 10 minute drive, which offers everything you need including; doctors, dentists, schools, supermarkets etc. Chabanais is approximately a 15 minute drive. Limoges airport is a 45 minute drive.

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

On entering the house there is an open plan lounge/dining room and modern fitted kitchen. Double bedroom and large modern shower room with WC.

Just off the corridor you can access the large hangar, which has ample parking for a motorhome and a second vehicle, and summer kitchen/outdoor sitting area.

The apartment is accessed independently at the rear of the property by a set of steps where you enter the open plan fitted kitchen/lounge/dining room. Also on the ground floor is the shower room and mezzanied first floor with two beds.

A pretty and open garden surrounds the property with alfresco seating nestled at the rear over looking the plunge pool.

NOTES

The property benefits from mains drains, very recent roof, new electrics and plumbing and are in excellent condition throughout. Heating is via electric radiators and the property is very well insulated throughout.

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