

A beautiful renovated house over three levels located close to amenities of Bellac town.



## INFORMATION

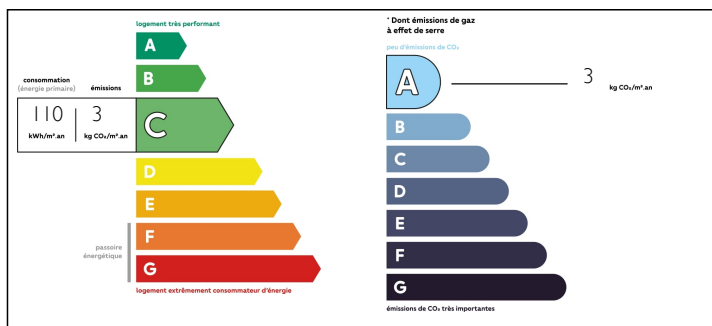
Town:	Bellac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	300 m2



## IN BRIEF

A charming house close to amenities resonated to a high standard. Three bedrooms and garden to the rear, close to local amenities.

## 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

This house has been recently renovated to a high standard. You enter the house through the garage and cellar. On the first floor is a large living room, a laundry room, WC, kitchen diner leading onto a 300m2 garden. On the second floor there are 3 bedrooms, one with a mezzanine, shower room, WC, hallway and cupboard perfect for storage. The house benefits from double glazing, it is well insulated and all rooms are sound insulated.

Bellac town is a 15 minutes walk away where you will find the local amenities such as restaurants, shops, doctors, pharmacies, schools and the mainline train station to Limoges and Poitiers and access to Paris. Limoges airport is just 35 minutes away.

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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