

Perfect, terraced two bedroom lock up and leave holiday or permanent home

EXCLUSIVE



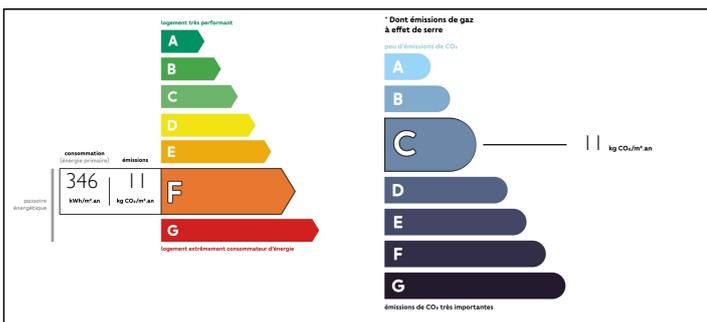
## INFORMATION

Town:	Arnac-la-Poste
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	61 m <sup>2</sup>
Plot Size:	63 m <sup>2</sup>

## IN BRIEF

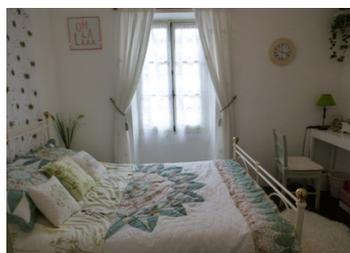
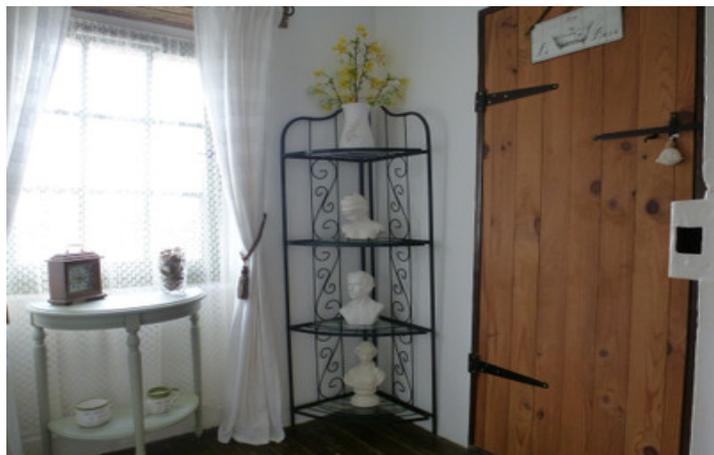
This cute cottage with its courtyard garden at the back is situated in the heart of a pretty, lively French village. It is the middle property (cream) which is for sale

## 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

Front door into the lounge/diner with window to the front and a feature fireplace. Door leading to the kitchen with its fitted cupboards. There is a space available for an oven.

Upstairs there is a landing area with a window looking out on to the back of the property. On this floor there is the bathroom with bath, with shower over, basin and W.C, large storage cupboard and a lovely double bedroom with windows to the front.

On the second floor is another large double bedroom with a velux window.

Outside, there is a storage area which has plumbing for the washing machine and a delightful, low maintenance, courtyard garden area on two levels.

This house is well renovated, very well maintained, cosy and comfortable. It benefits from having mains drainage which is always a big bonus. The furniture is available too by negotiation, so, you could be buying a lovely home which you only need to arrive at with your suitcases!

The village is situated just 5 minutes from the motorway (which cannot be heard), giving easy accessibility. The village itself has a lovely baker, cafe/bar, minimart, hairdresser, garage and pharmacy. All of these amenities are within a minute or two walking distance. The property is also within a 5 minute drive to the well known restaurant and hotel, Chateau De Montmagner, made known for its starring role in the tv series 'Help! We Bought A Village!'

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Information about risks to which this property is exposed is available...

## NOTES