

UNDER OFFER Delightful two bedroom railway cottage in lovely tranquil location.



INFORMATION

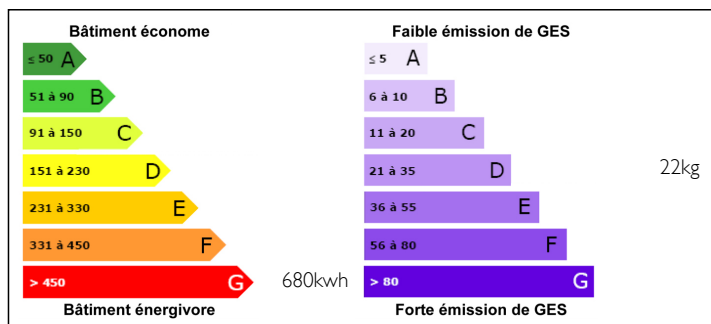
Town:	Eymoutiers
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	75 m2
Plot Size:	1190 m2

IN BRIEF

UNDER OFFER Gorgeous detached railway cottage in an isolated and wooded location, yet only a 5 minute drive from the town of Eymoutiers. Two good sized bedrooms, modern bathroom with bath and shower units, fitted kitchen units, delightful living areas and garden with lawns and trees.



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

A beautifully presented cottage set in woodland with its own garden (277m²) and also a separate piece of land (933m²) on the other side of the railway line. The entrance at the front of the house leads into a kitchen/diner (14.8m²) with fitted units, cooker and fridge freezer. A doorway leads into the lounge (14m²) with a separate area (7.9m²) with beautiful stone wall and log burner, which has a door opening into the garden.

A wooden staircase to the left of the kitchen leads up to the first floor with two good size bedrooms (both 15m²), with wooden floors and both having views of the surrounding woodland. Also upstairs is a modern bathroom with tiled walls, bath, shower, wash basin and WC.

The house is partially doubled glazed.

In addition to the nice garden there is an additional plot of land (933m²).

There are woodland walks very close by and the Vienne river and waterfalls are nearby.

The town of Eymoutiers with shops, supermarkets, bars, restaurant, cinema and weekly market with local fresh produce, is just a 5 minute drive away. The beautiful Lac De Vassiviere with its beaches, water sports and restaurants is around 15 minutes drive away.

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

NOTES