

Three bedroom single level bungalow in good village



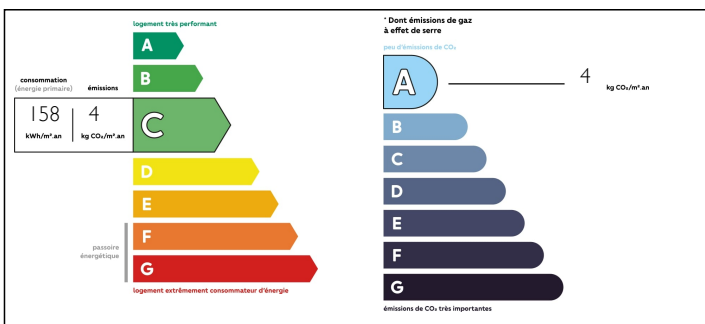
INFORMATION

Town:	Arnac-la-Poste
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	128 m2
Plot Size:	1200 m2

IN BRIEF

Three bedroom property offering single level living in sought after location in Amac-La-Poste. Great solid built house with generously sized bedrooms and air-conditioning within walking distance to schools, dairy, cafes and bakery. The house is going to need an end to end refresh and the kitchen and bathroom will need renovation. Heating by reversible heat-pumps. Handy to the A20 motorway you are 15 minutes to La Souterraine which has major supermarkets, historic tourist fortifications, schools and a high speed train which will take you to Paris and beyond. Limoges airport is around 30 minutes down the motorway.

ENERGY - DPE



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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 could be a great family home, holiday house or perfect for those looking to downsize.

The large 38m2 entertaining and living room has double aspect light and doors opening both ends into the large garden area. The central focus is given to a large wood burner with will add atmosphere on cooler nights.

The kitchen area connects well with the lounge area and has space for a smaller dining table.

The house is going to be comfortable in summer and winter with air-conditioning installed and the attic area is well insulated.

Down the hall is a large bathroom and utility room with a separate WC. The three large bedrooms all enjoy lovely garden views and the garage can be internally accessed from the house.

The attic space has been insulated but there is good standing height here if you boarded out the floors you could have good storage or a hobby space here.

Walking distance to schools, a dairy, cafes and bakery, the leisure lakes of Saint Pardoux are a short 25 minute drive.

Handy to the A20 motorway you are 10 minutes to La Souterraine which has major supermarkets, historic fortifications, schools and a high speed train which will take you to Paris and beyond. Limoges airport is around 30 minutes down the motorway.

You are going to have to put a bit of work in here to tidy up but this will give you a great lock up and leave, low maintenance home in a really good town. Really...

LOCAL TAXES

Taxe foncière: 500 EUR

NOTES