

Detached 87m2 house in perfect condition with basement. Garage, garden, above-ground swimming pool.



INFORMATION

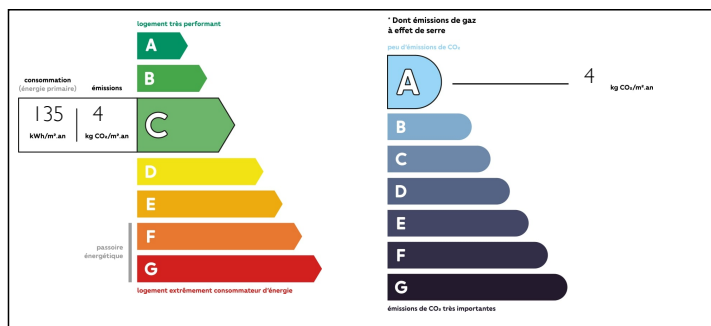
Town:	Saillat-sur-Vienne
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	87 m2
Plot Size:	1172 m2

IN BRIEF

Ready to move into this house in perfect condition. 87m2, no work required. 2-car basement. Rectangular above-ground swimming pool to standard. Village offering local shops.



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

Situated in the residential area of Saillat, this house has a large fully-equipped kitchen, followed by a large dining room. The hallway leads to 2 bedrooms with built-in wardrobes. The living room opens onto a pretty balcony, and a brand-new pearl stove has been installed in the corner to bring warmth and cosiness. The shower room has a lovely walk-in shower, a large washbasin, a bidet and a toilet, There is a second toilet for guests. Saillat has local shops, a primary school and a train station serving Limoges and Angoulême. The above-ground swimming pool is installed on a concrete surface. A heat pump combined with solar panels guarantee an ideal, constant temperature, while the air-conditioning unit cools the house on hot summer evenings.

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

LOCAL TAXES

Taxe habitation: **652 EUR**

NOTES