LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A18111JBR87 Price: 77 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (70 000 EUR without fees)

Charming and spacious 4 bedroom house to refresh with adjoining garden in a quiet hamlet.















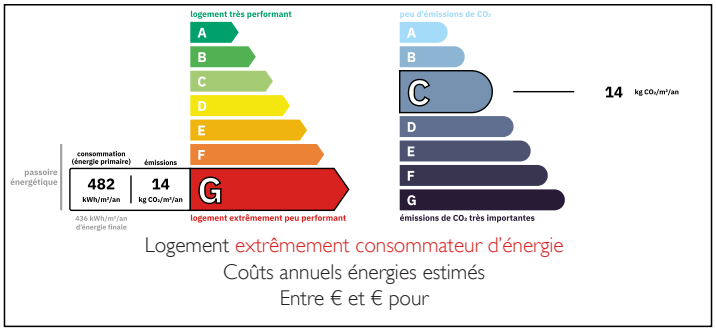
INFORMATION

Town:	Gajoubert
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	128 m2
Plot Size:	1548 m2

IN BRIEF

This ready to move into house, perfect as either a permanent or holiday home is situated in a small hamlet only 6km from a village which offers basic amenities (grocery shop, bakery, bank, pharmacy...) The town of Bellac which offers full amenities and services as well as a railway station linking you to Poitiers and Limoges is 18km away. Limoges airport is an easy 40 minute drive away (41 km) providing excellent links to and from the UK. You will love the peace and beauty of the surrounding countryside.
The house benefits from wood fuelled heating and double glazing throughout. The roof was overhauled 7 years ago and the interior and exterior were repainted in 2019. The septic tank is not compliant.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre € et € pour

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière: **522 EUR**

NOTES

DESCRIPTION

The property offers 148 m² living space .
The layout is as follows.

GROUND FLOOR

The front door opens into the kitchen/dining room (22 m²). There is a wood fired boiler in the kitchen which heats the radiators on the ground floor. From the dining room, a door leads to a corridor which gives access to all the rooms on the ground floor.
Utility room (18 m²) with french doors to the rear garden.
Bathroom (9 m²) with shower cubicle, washbasin and bath. Separate WC.
Bedroom 1 (9 m²)
Bedroom 2 (11 m²)
Living room (22 m²) A lovely light room with a window and 2 French doors.

FIRST FLOOR
From the laundry room, a staircase leads to the first floor, which has been converted into a large room (34 m²) and 2 other attic rooms of 7 m² and 8 m².
Outside, there is a garden and a hangar.

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

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