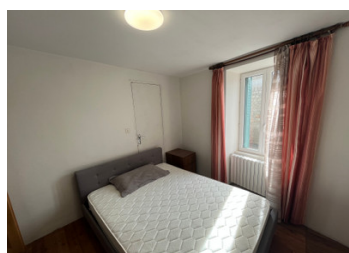


Well presented detached village house with courtyard and separate plot of land



INFORMATION

Town:	Saint-Amand-Jartoudeix
Department:	Creuse
Bed:	4
Bath:	1
Floor:	114 m2
Plot Size:	1702 m2

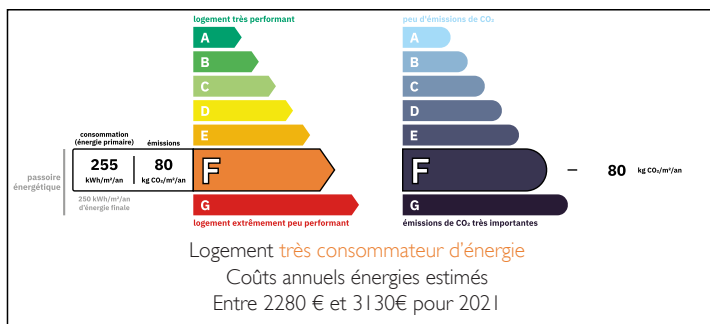


IN BRIEF

This 4 bedroom detached house sits in the heart of a small village between Bourgneuf and Saint Leonard de Noblat. Offering good size family accommodation it is an ideal family home or holiday home, only 50 minutes from Limoges Airport. Sauviat Sur Vige is only 5 minutes drive away and has cafes, restaurants, bakery, butchers, and supermarket.

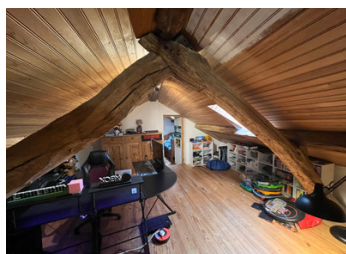
The house also benefits from outbuildings, courtyard and a separate plot of land ideal for relaxing in a peaceful environment.

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

This detached house sits in the middle of a small village. It offers a courtyard all around the house, which provides easy and private car parking.

There are two different entrances, one at the front of the house and one at the back.

Both doors enter in to the living room (38m²), which includes a separate dining area. To the left of the living room (from the front of the house) is a well-equipped kitchen (15 m²).

The beautiful old wooden staircase brings you to the first floor on an open hallway that connects to a bathroom (6m²), and three bedrooms (14, 14, and 9 m²).

Stairs then lead up to the converted loft, which has a bedroom (16m²) and a small office (6m²)

The house is only 10 minutes drive to the historic towns of St Leonard De Noblat and Bourgneuf, both of which have all the facilities you would expect in larger towns.

There is also a daily bus service to/from Limoges.

The house is within a 40 minute drive to the Lac De Vassiviere with water sports, beaches and restaurants

NOTES

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