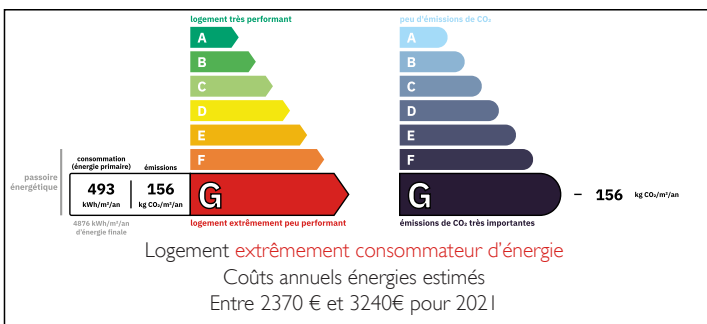


Super cute village house



ENERGY - DPE



INFORMATION

Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	60 m ²
Plot Size:	418 m ²

IN BRIEF

Welcome to this charming single bedroom home located in the heart of Lussac Les Eglises. As you step inside, you'll be greeted by exquisite exposed beams and beautiful tiled floors that add character and warmth to the space.

Situated directly opposite a picturesque park, this property boasts a tranquil setting while still being conveniently located close to shops and amenities in the village center.

Potential for adding value can be found by relocating the bathroom to the top floor, creating a more efficient layout and increasing overall appeal.

The single large bedroom features hard wood floors and enjoys a view over the park.

The larger town of Le Dorat is only a 15-minute drive away, and Limoges International Airport is

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

Discover the quaint charm of this super cute little house nestled in the heart of Lussac-Les-Eglises.

As you step inside, you'll be greeted by a spacious entertaining room adorned with exposed wood beams and a central open fireplace, perfect for cozy gatherings. This inviting space seamlessly flows into a generous kitchen and dining area, ideal for culinary creations and shared meals.

Venture through the rear door to find a lovely little courtyard, where you'll also find the current bathroom and toilet facilities. With a little creativity, relocating the bathroom to the large landing at the top of the stairs could enhance functionality and add value to the property, while offering additional outdoor space.

The large bedroom boasts high ceilings and a picturesque window that overlooks the tranquil village park, allowing for serene relaxation without the hassle of upkeep.

Just a short 200-meter stroll down the lane, you'll find a garage that belongs to the property, complete with a small garden—perfect for planting your own vegetables!

Living in the center of the village means enjoying the convenience of nearby amenities, including a supermarket, pharmacy, local market, and charming café—all just a stone's throw away.

The larger town of Le Dorat is only a 15-minute drive away, and Limoges International Airport is approximately one hour from your doorstep. This delightful property offers the ideal blend of comfort, community, and convenience—your perfect village getaway awaits!

Information about risks to which this property is exposed is available on the Géorisques...

LOCAL TAXES

Taxe foncière: 391 EUR

NOTES