LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A36681JVM87 Price: 67 000 EUR

agency fees included: 0 € TTC to be paid by the buyer (65 000 EUR without fees)

## Countryside cottage

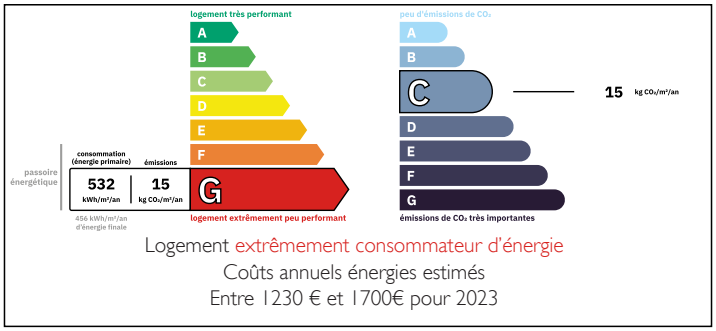
# INFORMATION

| | |
|---|---|
| Town: | Cheissoux |
| Department: | Haute-Vienne |
| Bed: | 2 |
| Bath: | 1 |
| Floor: | 52 m2 |
| Plot Size: | 166 m2 |

# IN BRIEF

In Cheissoux, 15 minutes from Saint-Leonard-de-Noblat this charming cottage awaits a new owner. Limoges airport is only 1 hour away.

# ENERGY - DPE




Logement extrêmement consommateur d'énergie

Coûts annuels énergies estimés

Entre 1230 € et 1700€ pour 2023

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.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **428 EUR** |

## NOTES

## DESCRIPTION

Well maintained countryside cottage in a little hamlet of Cheissoux in the Haute-Vienne containing:

On the ground floor:

A large living room with wood burner
An equipped kitchen
A bathroom / toilet

On the first floor: Two bedrooms.

You find a cellar and a garage underneath the house. There is a little garden attached to the house, with a wooden terrace and its sunshield. Another terrace sits in front of the house.
A decent plot of grassland with a lovely view (not attached) of 764 m2 is only fifty meters away.

+++ New windows (2008) +++
+++ New roof (2008) +++
+++ New electricity (2009) +++
+++ Sold with most of its furniture +++

Must come and see.
Virtual tour available upon request.
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr