

UNDER OFFER Ready to move into, lock up and leave, 2 bed terraced stone house with courtyard.

EXCLUSIVE



INFORMATION

Town:	Saint-Auvent
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	60 m2
Plot Size:	15 m2

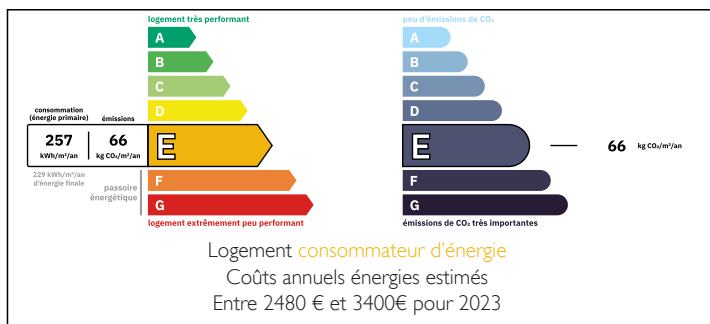
IN BRIEF

This lovely, terraced, village house is ready to move into and offers spacious accommodation over 2 levels plus a partially converted attic and a cellar.

The ground floor has a large lounge and fitted kitchen, which leads to the partially covered courtyard at the rear of the property. On the first floor there are 2 bedrooms and a shower room with WC. The large attic above has good head height should you wish to expand the living space. The cellar houses the oil fired central heating system.

Situated in the centre of the village with the restaurant an easy stroll from your door and looking onto the beautiful church. There is plenty of parking available in front of the house. The larger centres of Rochechouart and St Junien are 15 minutes by car and Limoges...

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

GROUND FLOOR

Lounge (19m²)

Kitchen (14m²)

Terrace (16m²)

FIRST FLOOR

Bedroom 1 (14m²)

Bedroom 2 (10m²)

Shower room (3m²)

SECOND FLOOR

Attic room (24,5m²)

Connected to mains drains

Oil central heating (boiler does function but no guarantees made about its longevity)

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

LOCAL TAXES

Taxe foncière: 277 EUR

NOTES