LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39300PUR87 Price: 136 250 EUR

agency fees included: 9 % TTC to be paid by the buyer (125 000 EUR without fees)

Detached property with 3 bedrooms, well proportioned and private garden in very good condition.



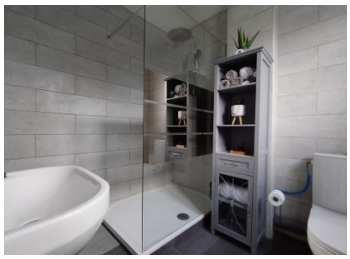












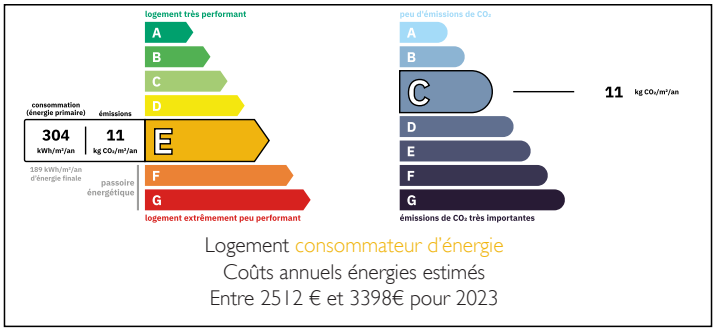
INFORMATION

Town:	Les Grands-Chézeaux
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	1000 m2

IN BRIEF

A well presented 3 bedroom detached home in excellent condition. Located close to the village centre and only a short drive to surrounding towns with extensive amenities.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2512 € et 3398€ 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.

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39300PUR87 Price: 136 250 EUR

agency fees included: 9 % TTC to be paid by the buyer (125 000 EUR without fees)







NOTES

DESCRIPTION

The entrance door from the front of the property brings you into a good sized
Lounge Diner 4m x 6.6m - 26m² with log burning stove, original half panelled walls and tiled floors .The first door to the left takes you into a 2nd reception room that needs finishing, however this could be an opportunity to extend the size of the kitchen . Further to the left is the fully fitted kitchen complete with oven, hob and extractor fan, fridge freezer and washing machine. there is access to the rear garden also from here (3.0m² x 2.79m²).
Moving from the lounge the staircase takes you to the 1st floor and also through to a beautifully decorated and light downstairs bedroom (3.97m² x 4.01m²)with doors to the garden and a good sized ensuite shower room (2.44m² x 1.99m²).
Once on the first floor the master bedroom greets you with a wonderful exposed stone wall, beams and wood floor.(2.87m² x 3.59m²), The 3rd bedroom is also a good size double with beams and wood floor (2.87m² x 3.59m²) and the delighful family bathroom into the eaves does not disappoint, its fully tiled with a feature claw and ball bath and is flooded with natural light. (2.84m² x 3.83m²).
Once outside the property the front is walled with good size side driveway, working well a large metal shed, a good sized lawn area and a new covered terrace allowing you to dine out all year long. the location is tranquil but close to the village and other amenities. Some of the furniture can be included. The property has electric heating throughout, new double glazing and is well maintained. It would make both a wonderful family home or holiday home.

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

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr