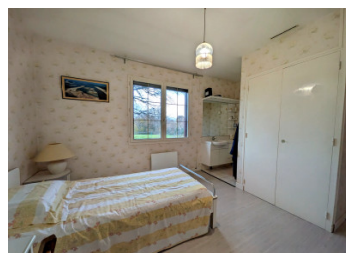
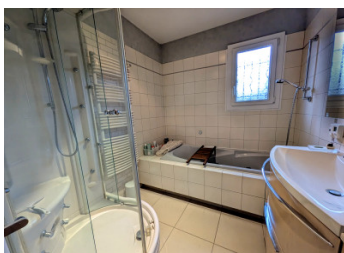


Spacious 5-bedroom wooden-frame house with large basement, landscaped garden and countryside views – 15 minute



## INFORMATION

Town:	Saint-Priest-sous-Aixe
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	160 m <sup>2</sup>
Plot Size:	2162 m <sup>2</sup>

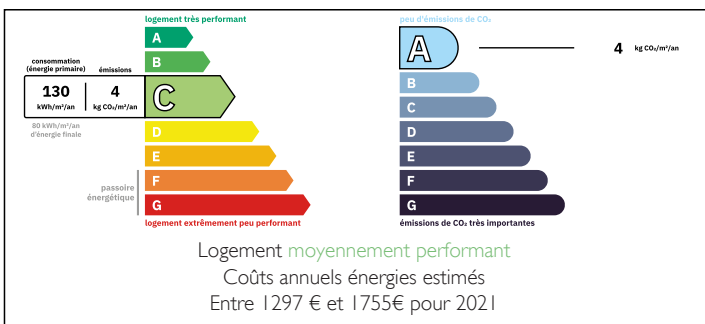


## IN BRIEF

Set in the charming and lively village of Saint-Priest-sous-Aixe, just 15 minutes from Limoges, this beautifully maintained wooden-frame family home offers generous living space, excellent comfort features and a peaceful countryside setting, while remaining close to local amenities, shops and a school.

With approximately 160 m<sup>2</sup> of living space, a full basement of 125 m<sup>2</sup> and a large 2,162 m<sup>2</sup> plot, this versatile property is ideal as a main residence, second home or for a future gîte project.

## 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

The main house

The house is arranged over two levels:

Ground floor (approx. 100 m<sup>2</sup>):

Entrance hall with built-in illuminated cupboards

Living room (18 m<sup>2</sup>) and dining room (13 m<sup>2</sup>)

Fully equipped kitchen opening onto a bright 25.6 m<sup>2</sup> veranda, fitted with electric shutters and used as a true additional living space

Master bedroom (15 m<sup>2</sup>)

Two further bedrooms (11.5 m<sup>2</sup> each), each with fitted cupboards and a washbasin

Bathroom with balneo bath, hammam-style shower and chromotherapy lighting

Separate WC

First floor (approx. 60 m<sup>2</sup>):

Two bedrooms (9.7 m<sup>2</sup> and 11 m<sup>2</sup>)

Bathroom

Separate WC

Large 26 m<sup>2</sup> lounge, ideal as a second living room, TV room or home office

Full basement – 125 m<sup>2</sup>

A major asset of the property, the basement includes:

Garage for two vehicles with electric door

Workshop with glazed walls

Utility/laundry area

Additional kitchen space

Cellar with earth floor

Workbench

Insulated ceiling

Outdoor space & potential

The landscaped and well-maintained garden enjoys open views over the surrounding countryside and offers multiple possibilities:

Terrace

8 m<sup>2</sup> balcony

Space for installing a swimming pool

Potential to build a second house or gîte, subject to planning permission

## LOCAL TAXES

Taxe foncière: **284 EUR**

## NOTES