

Renovated 2 Bedroom House with Character Features in Rozier-Saint-Georges



INFORMATION

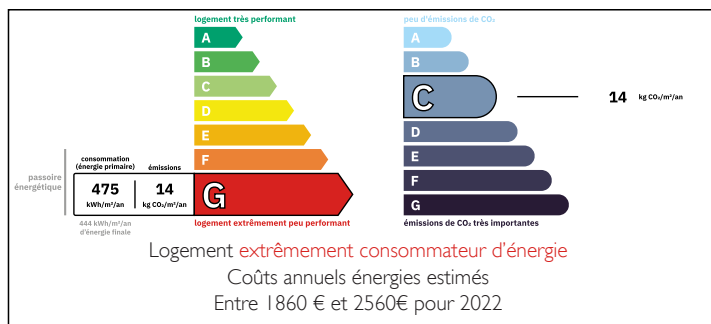
Town:	Roziers-Saint-Georges
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	96 m2
Plot Size:	30 m2

IN BRIEF

This charming recently renovated 2-bedroom house combines traditional French character with modern comfort, making it an ideal permanent residence, holiday home, or investment opportunity.

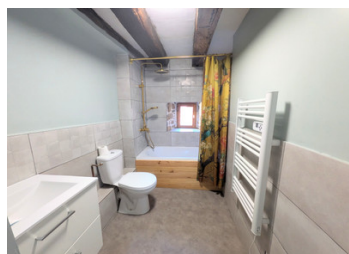


ENERGY - DPE



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

Enter the property into a cosy and characterful lounge (26.5m²) featuring a wood-burning stove, exposed beams, and attractive stone walls, creating a comfortable and inviting living space. The lounge leads through to the kitchen (18.5m²), which offers excellent scope for further development, allowing new owners the opportunity to personalise and expand the area to suit their own needs and style. Beyond the kitchen is a practical laundry room (4m²), while a separate WC completes the ground floor accommodation.

Stairs lead to the first floor where there are two comfortable bedrooms (17.8m²) (19.7m²) and a bathroom (4.1m²) fitted with a bath, shower attachment, and WC. There is also loft space, ideal for additional storage.

Outside, the property benefits from a low-maintenance exterior, making it perfect as a lock-up-and-leave holiday home or an easy-care rental investment.

Located in the heart of Haute-Vienne, the property enjoys a peaceful rural setting while remaining within easy reach of local amenities, lakes, walking routes, and beautiful French countryside.

Everyday amenities can be found in nearby villages including Châteauneuf-la-Forêt, just a 10-minute drive away. The larger city of Limoges can be reached in approximately 20 minutes, with Limoges Airport around 40 minutes away.

A wonderful opportunity to own a charming and manageable home in rural France, full of character and future potential.

Do not miss this opportunity. For more photos and information, please contact the agent.

LOCAL TAXES

Taxe foncière: 800 EUR

NOTES