LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47198JUR87 Price: 56 600 EUR

agency fees included: 6600 € TTC to be paid by the buyer (50 000 EUR without fees)

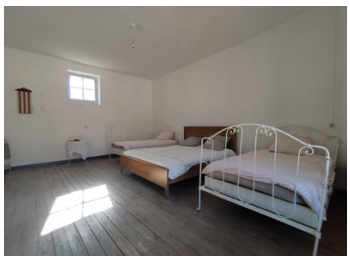
Charming Semi detached two bedroom village house with separate garden















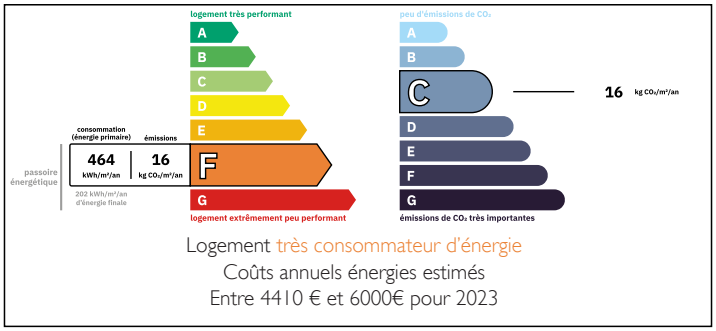
INFORMATION

Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	127 m2
Plot Size:	301 m2

IN BRIEF

What a Bargain ! This Charming character two bedroom property in central village location with separate walled garden has space to expand and would make a perfect permanent or holiday home.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 4410 € et 6000€ 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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NOTES

DESCRIPTION

This charming character property offers a wonderful opportunity to experience the relaxed lifestyle of a traditional French village.

On entering the house, you are welcomed by bright, spacious rooms with high ceilings and a wealth of original features, including beautiful tiled floors and solid wood floors. The welcoming lounge features large windows, creating a light and inviting space (4.04m x 4.36m)

Beyond the lounge is a generous family kitchen/dining room,(3.53m x 4.97m) again filled with natural light. This level also benefits from a downstairs shower room(2.41m x 2.30m) with WC and a separate utility room (2.80m x 3.39m).

Upstairs, the first floor offers two large bedrooms (6.33m x 4.36m) (4.69m x 6.06m), together with a versatile additional room that could be converted into a bedroom,bathroom, office or dressing room (2.00m x 2.95m). Stairs continue to the loft space, which offers further potential for conversion, subject to the necessary permissions.

The garden is just seconds from the house , its fully enclosed, has parking if required, a well and an old ruin barn which would make a wonderful outside kitchen and eating area.

The house is on mains drainage .

With its original character, generous rooms and exciting potential for further improvement, this property would make an ideal permanent home, holiday retreat or investment in the heart of the French countryside.

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