LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47441MID87 Price: 132 000 EUR

agency fees to be paid by the seller

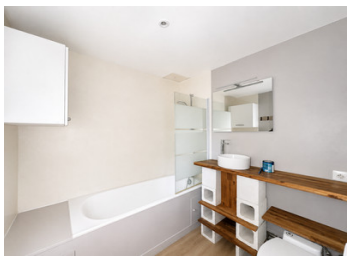
Beautiful family home in a peaceful Hamlet















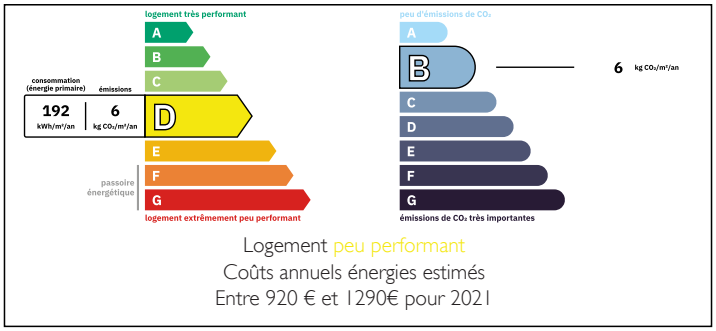
INFORMATION

Town:	Arnac-la-Poste
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	93 m2
Plot Size:	1510 m2

IN BRIEF

Beautiful family home in a peaceful hamlet, offering a quiet and welcoming setting. The ground floor comprises an entrance hall, shower room, utility room, kitchen and cosy living room with a pellet burner. Upstairs are an office, two bedrooms and a bathroom. Outside, the property benefits from a beautiful garden, perfect for relaxing and enjoying the tranquillity of the surroundings. A charming and practical home ideal for family living.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 920 € et 1290€ pour 2021

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: A47441MID87 Price: 132 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **400 EUR**

NOTES

DESCRIPTION

Nestled in a quiet and peaceful hamlet, this charming property offers a wonderful family home with a warm and welcoming feel.

Upon entering, you are greeted by a hallway. To the left is a convenient shower room, while to the right is a separate utility room. Straight ahead, the hallway leads into the kitchen, which in turn opens into a comfortable living room featuring a pellet burner, creating a cosy and inviting space for relaxing with family and friends.

Upstairs, the property offers a versatile office room, two good-sized bedrooms and a family bathroom, providing comfortable accommodation for a family or those looking for additional space to work from home.

Outside, the property benefits from a beautiful garden, offering a lovely private space to enjoy the peace and tranquillity of the surrounding area. Whether for relaxing, entertaining or enjoying family life, the garden is a real highlight of the property.

A lovely home in a peaceful setting, combining character, comfort and practicality.

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