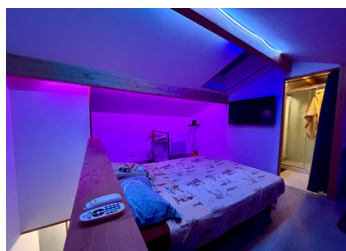
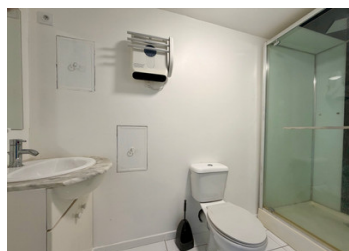


Renovated 2 bed, 2 bath house with terrasse and garden in St Brice sur Vienne, 7km from St Junien



INFORMATION

Town:	Saint-Brice-sur-Vienne
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	0 m2
Plot Size:	0 m2

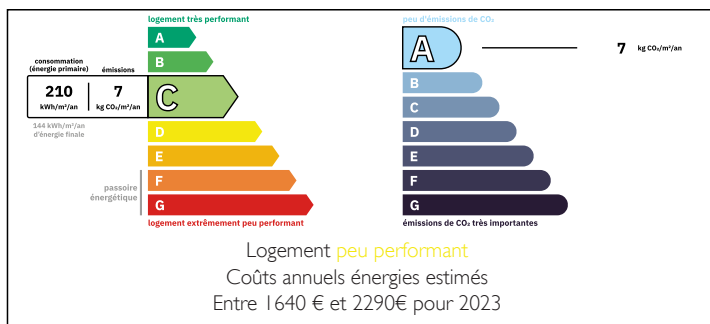


IN BRIEF

This 2 bedroomed property has been renovated to create a modern, equipped kitchen, dining room, lounge, utility room, bedroom and shower room on the ground floor, plus 2nd bedroom and shower room on the 1st floor. Covered terrace with far reaching views at the rear. Separate garden with outbuilding opposite the house.

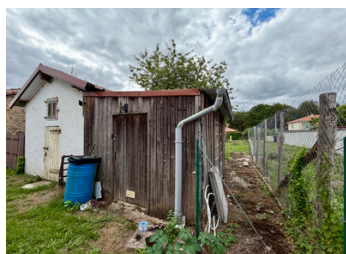
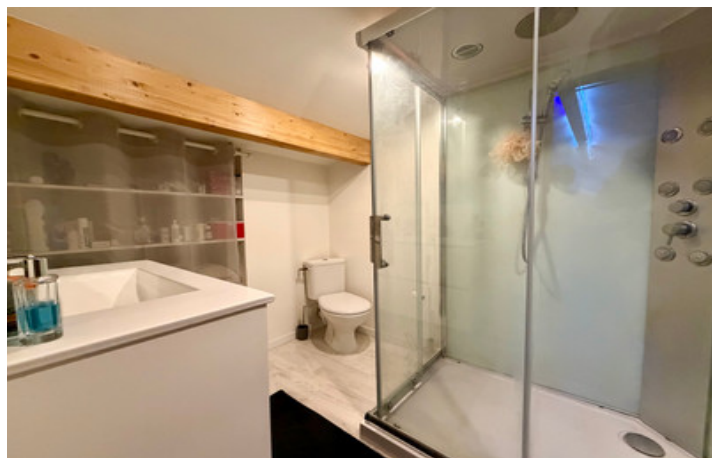
Situated in a small hamlet in the commune of St Brice sur Vienne, just 7km from the Hyper markets and restaurants at the top of St Junien, 30km (and 30 mins by car from Limoges city centre and just 27km (20 mins by car) from Limoges airport.

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

GROUND FLOOR

Kitchen (18m²), fully equipped with oven, microwave, gas hob and centre island with breakfast bar

Dining room (17m²) with feature log burning stove and with door onto the covered terrace (14m²) at the rear

Lounge (20m²) with pellet burning stove

Utility room with WC (3m²)

Bedroom 1 (10m²) with ensuite shower room (4m²)

Hallway to large walk-in storage cupboard at the rear

FIRST FLOOR

Bedroom 2 (12m²) with ensuite shower room (4m²) and office area tucked into the eaves.

The roof appears to be in good condition and the house is in good order internally with mostly tiled flooring, double glazing throughout and log burners and pellet burners for heating.

As well as the lovely covered terrace, there is small garden opposite the house with outbuilding - an ideal veg plot.

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

NOTES