

3 bedroom property in great condition in a very peaceful location. Garage, barn and lots of outside space



INFORMATION

Town:	Videix
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	100 m2
Plot Size:	4640 m2

IN BRIEF

Charming 3-Bedroom Property with Spacious Living Area, Workshop/Barn & Large Grounds

This attractive property offers 3 bedrooms and 2 bathrooms, together with a garage and a spacious workshop/barn, providing excellent storage and potential for a variety of uses.

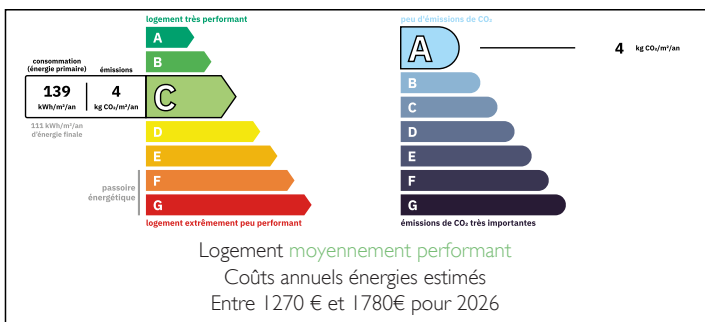
The heart of the home is an open-plan kitchen, dining and living area, creating a bright and versatile space ideal for family life and entertaining.

The property benefits from double glazing, with recently completed external insulation helping to improve comfort and energy efficiency.

Outside, the property sits within approximately 4,640 m² of land, offering plenty of space for gardens, recreation, parking or other outdoor projects. A private well provides an additional useful



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.



LOCAL TAXES

Taxe foncière: 440 EUR

NOTES

DESCRIPTION

Spacious 3-Bedroom Property with Large Outbuildings, Constructible Land & Recent External Insulation

This well-presented property offers approximately 100 m² of habitable living space, with three bedrooms, two bathrooms, a spacious open-plan kitchen/dining/living area and excellent ancillary buildings. Set on approximately 4,640 m² of land, including around 2,250 m² of constructible land, the property offers considerable scope for further development, subject to the necessary planning permissions.

The property benefits from double glazing throughout, electric shutters to the side and first-floor windows, recently completed external insulation, mains drainage and a C-rated energy performance. Heating is provided by electric radiators, supplemented by a pellet burner in the main living area.

Ground Floor

The main entrance opens into a generous 37 m² open-plan kitchen, dining and living room, creating a comfortable central space for everyday living and entertaining. The room features a pellet burner, providing an additional source of warmth and a welcoming focal point.

There are three bedrooms on this level:

Bedroom 1 – 14 m²

Bedroom 2 – 12 m²

Bedroom 3 – 15 m², with its own 7 m² en-suite bathroom

A separate 6 m² shower room benefits from underfloor heating.

There is also a practical 5 m² utility room, housing the hot-water cylinder (chauffe-eau), together with a