

Attractively designed Detached 4 bed house, large garden. Excellent local amenities, lovely suburban setting.

EXCLUSIVE



INFORMATION

Town:	Saint-Brice-sur-Vienne
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	140 m2
Plot Size:	1353 m2

IN BRIEF

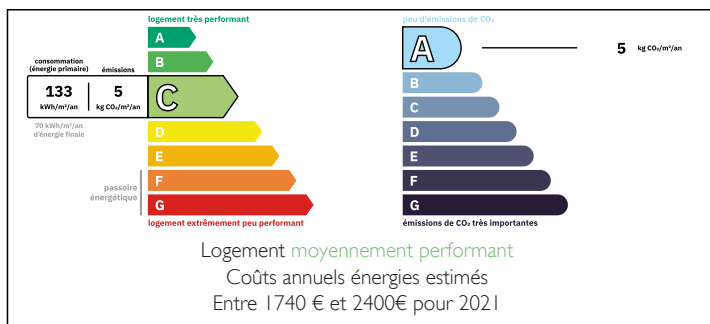
This inviting four-bedroom house combines traditional character with contemporary touches, complemented by an attractive planted garden and outdoor seating areas. We see double gates to the front, greeting the driveway and on to the garage. There's also ample parking for a motorhome, caravan or guest parking.

The property enjoys a convenient suburban setting, with no directly facing neighbours, a pleasant sense of privacy while remaining close to everyday amenities. The heart of the village is just two minutes walk away.

Six minutes away by car, the attractive larger town of Saint-Junien offers supermarkets & services, alongside restaurants and bars. Indoor & outdoor swimming pools provide opportunities for leisure, while the popular Saturday morning market is a lovely place to browse local produce and enjoy the town's lively atmosphere.



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

The ground floor opens into an entrance hall and offers a versatile range of spaces, including a soundproofed music studio and a room currently used for treatments, with an accompanying cloakroom and WC. A practical workshop benefits from a water supply, sink and utility area, with a door opening directly onto the garden. This level also houses the hot water cylinder and the equipment for the heat pump central heating system. Up the stairs to..

The bright, thoughtfully designed kitchen combines contemporary fittings with a warm, welcoming feel. Sleek cabinetry in soft neutral tones is complemented by wood-effect worktops and a coordinating splashback, creating an attractive and practical space for cooking and entertaining. Integrated appliances include a fridge, freezer, alongside an electric hob, oven & extractor. The layout provides ample worktop space for food preparation, while discreet recessed lighting above the counters adds a delicate glow to the working areas.

A large window brings natural light into the room, and there is space for a dining table, ideal for relaxed everyday meals. The adjoining gallery-style breakfast balcony room provides a charming additional spot for morning coffee or a leisurely breakfast, overlooking the garden.

The living room offers a welcoming space to relax, with room for comfortable seating and a warm, homely atmosphere. Ideal for quiet evenings or spending time with family and friends, it provides an inviting setting for everyday living. The corner windows open on to a wrap around balcony that is blessed with a generous...

LOCAL TAXES

Taxe foncière: 762 EUR

NOTES