

Impressive 6 bedroom townhouse with adjoining garden and private parking.



INFORMATION

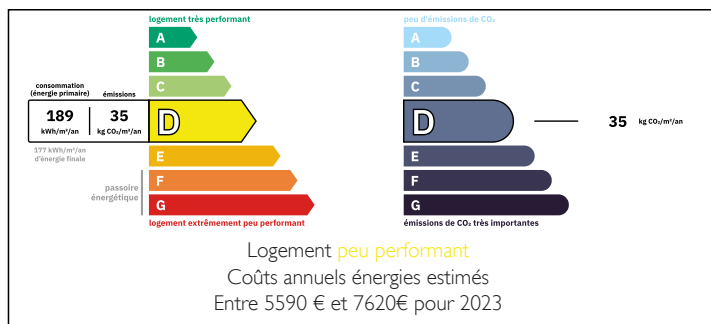
Town:	Bellac
Department:	Haute-Vienne
Bed:	6
Bath:	6
Floor:	353 m2
Plot Size:	662 m2



IN BRIEF

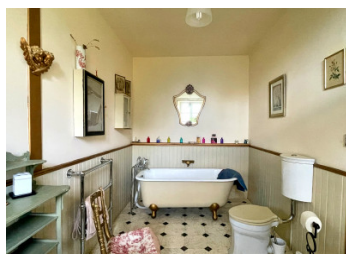
A great opportunity to acquire a superb townhouse which is ideally located for a business venture but would also make a lovely large family home. This spacious character property offers 330 m² of living space, spread over 4 floors. Situated in the heart of the popular town of Bellac which offers services and amenities such as a cinema, theatre, restaurants, bars, supermarkets, schools for all levels, doctors, hospital and a mainline train station linking you with Poitiers and Limoges. Limoges which has an International airport and links to the arterial A20 road is an easy 35 minute drive away (34 km) The property has many reminders of the past, such as original floor tiles, fireplaces, beautiful polished wooden floorboards and original wooden staircases. The property benefits from mains drainage, is mainly double glazed, has town gas central heating...

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: 2534 EUR

NOTES

DESCRIPTION

The layout is as follows:

GROUND FLOOR.

Upon entering the property, a long corridor leads to the spacious dining room (21 m²) and a room that the current owners use as a library. (17 m²) Beyond the original wooden staircase is the fitted kitchen, (17 m²) which has views of the terrace and garden. Opposite the kitchen, there is a small sitting/breakfast room, (16 m²) as well as an area (24 m²) leading to a shower room, (5 m²) utility room (5.5 m²) and toilet.

FIRST FLOOR.

The upper floors are accessed via two separate staircases:

From the small sitting room, a staircase provides access to a vast 78 m² cathedral-style living room perfect for entertaining or just relaxing.

The floors where the bedrooms are located are accessed via a staircase in the entrance hall.

Bedroom 1 (25 m²) with ensuite bathroom (9 m²).

Bedroom 2 (17 m²) with ensuite shower room (6 m²).

SECOND FLOOR.

Bedroom 3 (19 m²) with ensuite shower room (6 m²).

Bedroom 4 (23 m²) with ensuite shower room (3 m²).

TOP FLOOR. 2 communicating bedrooms

Bedroom 5 (12 m²)

Bedroom 6 (9 m²).

Bathroom (14 m²).

Outside, there is a large, spacious terrace featuring a pergola, which opens onto a charming garden comprising several areas, including a chicken run and, at the very back, a large car park accessed via double gates.