LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48248JBR86 Price: 85 800 EUR

agency fees included: 10 % TTC to be paid by the buyer (78 000 EUR without fees)

Fully renovated 2 bedroom village property with garage and adjoining garden. Non adjoining garden nearby.















INFORMATION

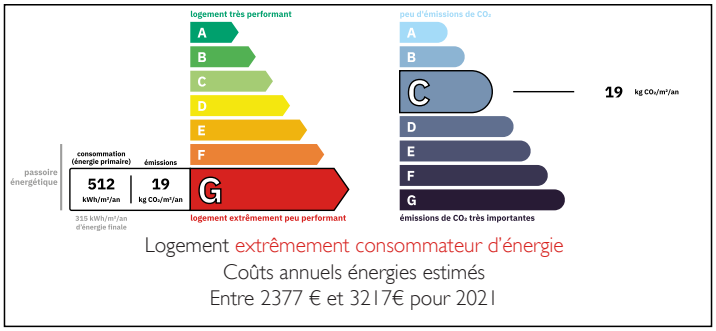
Town:	Asnières-sur-Blour
Department:	Vienne
Bed:	2
Bath:	2
Floor:	58 m2
Plot Size:	417 m2

IN BRIEF

This comfortable 2 bedroom home is situated in the heart of a small friendly rural village, surrounded by beautiful countryside, just 14 km from the lively town of L'Isle Jourdain and 23 km from the pretty medieval town of Confolens, which offers full amenities and services.

Limoges airport is just under an hour's drive away and offers regular low-cost flights to and from the UK. This house would be ideal as a holiday home or as a low maintenance permanent residence.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2377 € et 3217€ 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

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DESCRIPTION

This delightful 2 bedroom property has been tastefully renovated and offers approximately 58 m² of living space. The layout is as follows :

Ground floor.
Open plan kitchen/diner/living room (36 m²)
First floor.
Bedroom 1 with ensuite shower room (11 m²)
Bedroom 2 with ensuite shower room (11 m²)

The house boasts a new roof, a whole new electrical system, new windows and doors, as well as a fitted kitchen and new shower rooms. Heating is provided by a wood-burning stove, supplemented by efficient electric radiators.
Connected to the mains sewerage system.
Outside, a courtyard with a small adjoining garden offers open views of the surrounding countryside. There is also a separate plot of land nearby. The property is completed by a garage/workshop.

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

NOTES

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