LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48280ALW87 Price: 150 420 EUR

agency fees included: 9 % TTC to be paid by the buyer (138 000 EUR without fees)

Spacious and well-maintained property with open countryside views

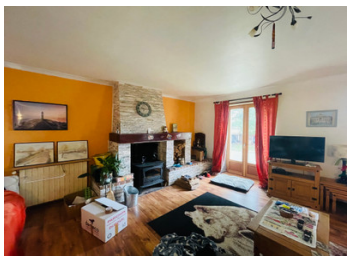
EXCLUSIVE







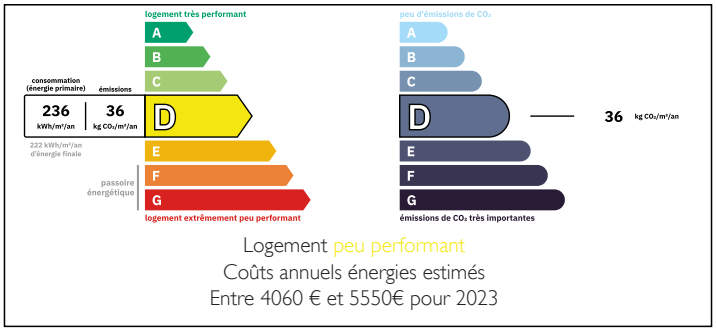








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4060 € et 5550€ pour 2023

INFORMATION

Town:	Verneuil-Moustiers
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	210 m2
Plot Size:	1873 m2

IN BRIEF

A beautiful country house, situated in a quiet, leafy setting with superb views over the countryside.

It comprises a large, light-filled living room, 2 to 3 bedrooms, a modern fitted kitchen, a bathroom, a separate toilet and a spacious area upstairs that could be used as a workshop or study.

The house has undergone several recent improvements: double glazing, a wood-burning stove connected to the central heating system, a 200-litre hot water tank and roof maintenance work.

Outside, you'll enjoy a large, tree-lined garden with fruit trees, two terraces, an attached garage and additional land at the front. Part of the garden is fully fenced, making it ideal for dogs.

Situated just 7.5 km from Lussac-les-Églises and 16 km from Le Dorat, the property offers a peaceful

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.

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48280ALW87 Price: 150 420 EUR

agency fees included: 9 % TTC to be paid by the buyer (138 000 EUR without fees)







LOCAL TAXES

Taxe foncière:	**421 EUR**
Taxe habitation:	**624 EUR**

NOTES

DESCRIPTION

This spacious property offers approximately 220 m2 of living space on a generous 1873m2 plot, in a peaceful rural setting with beautiful open views across the surrounding countryside.

Inside is a large, bright living-room, 2/3 bedrooms, one of which opens on to the patio, a bathroom with both bath and shower, separate WC, a pantry and large modern fitted kitchen, which also opens out on to the patio.

Recent improvements include new double-glazed French doors and windows at the front, an insulated door between kitchen and garage, a new feature log-burner, beautifully stone-tiled, with back-boiler connected to the radiators, a new 200 litre hot-water cylinder, a new Velux window; damaged roof tiles have been replaced and the roof treated with moss-retardant.

All living areas are on the ground floor, making them easily accessible.

The electrics are up–to-date with a modern circuit-breaker.

Upstairs, a huge room runs the length of the house, with a high ceiling and exposed beams. It is lit by 4 Velux windows. This has been used in the past as an art studio and a workshop.

Outside is a very large back garden, complete with fruit trees (apples, pears, cherries and a Mirabelle tree). There is secure

dog-friendly fencing around the bottom half of the garden. There is a single garage attached to the property, with access to the house via the kitchen, and a parcel of additional land at the front.

There are two patio areas at the back, one walled and tiled running the full length of...