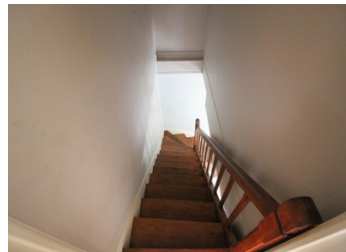


Renovated 3 bed village house with attached garden & garage



INFORMATION

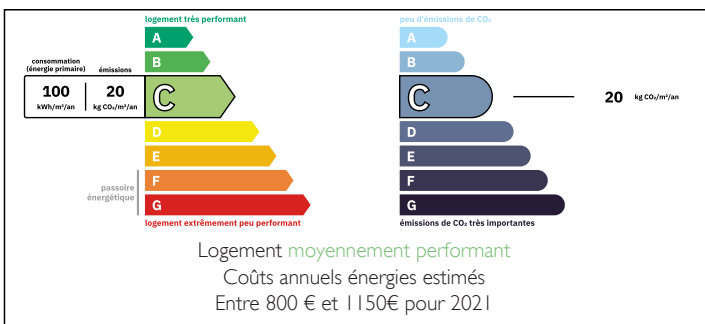
Town:	Exideuil-sur-Vienne
Department:	Charente
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	235 m2



IN BRIEF

In the centre of the village of Exideuil with easy access to Limoges airport (45km). Walking distance to a bar/restaurant, shop, boulangerie and pharmacie.

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

GROUND FLOOR

Open plan living space (37.65m²) with door to garden, staircase and space ready to install a kitchen (currently just a sink has been installed).

WC

Garage (21.5m²) with remote controlled door for easy access, gas boiler and plumbing for washing machine.

FIRST FLOOR

Three double bedrooms (18m², 15.7m², 10.7m²)
Bathroom - Shower, wc and basin (5.4m²)

Easy maintenance attached garden with terrace and open fronted building that is ideal as a covered BBQ area.

The house was completely renovated in 2017 - including roof, electrics, gas boiler, insulation and double glazed windows and door. It is now ready for someone to put their own stamp on it having been rented for the past 2 years.

The garage is accesible from the road.

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

LOCAL TAXES

Taxe foncière:

1000 EUR

NOTES