

Nicely presented 4 bedroom detached property. situated on a quiet lane, with stunning views.



INFORMATION

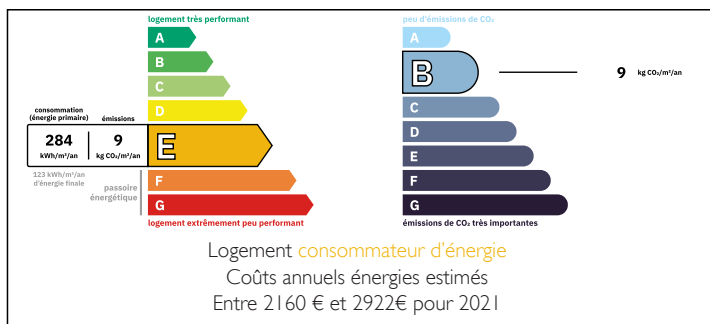
Town:	Laurière
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	132 m2
Plot Size:	2205 m2

IN BRIEF

Nicely presented 4 bedroom property, built around the early 1980's in walking distance from a lovely little well kept village, with a little shop, bakery, and bar. Only approx 40 minutes drive to the larger city of Limoges.

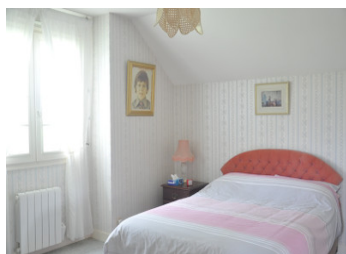


ENERGY - DPE



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: 1000 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property is sited on a small estate with a couple of other properties, on a private lane with no passing traffic only to reach the other properties.

The property is accessed through a private gated entrance with a drive for a couple of cars vans etc. The gardens are to the front, sides and rear, and are very well maintained.

The property is accessed from steps entering into the bright hallway which is tiled, from here there is a light bright and airy lounge/dining area with an open fireplace, this leads into a separate fitted kitchen where there is a rear door leading to a terrace and steps into the garden.

Back into the kitchen, there is a door leading back into the hallway, here you can access 2 bedrooms and a family bathroom.

There are stairs up to a 1st floor landing area, with access to a further 2 bedrooms and a shower room.

The property is spacious and has a habitable footprint of approx 132m² this would suit a family or indeed a holiday home.

Below accessed from the property and garden, there is a garage, laundry room and small workshop space.

If you would like to ask more specific questions please do not hesitate to contact me.

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