

A charming 2 bedroom village house with pretty courtyard garden and a barn



INFORMATION

Town:	Azat-le-Ris
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	1393 m2



IN BRIEF

2 bedroom house to update with garage, barn and a further house with new roof to renovate.
Courtyard garden and a further separate parcel of land nearby

ENERGY - DPE

DPE not required.

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

Positioned in the centre of Azat-Le-Ris

Enter the front door into

Salon 4m x 4.4m - fireplace / chimney to open if required

Door to Kitchen / diner - 2.8m x 4.8m

Hallway to stairs and first floor

Bedroom 1 4.2m x 4.6m

Bedroom 2 6.3m x 3.8m

Storage room

Bathroom 1.5m x 4.1m

Outside

Attached garage 6.7m x 3.7m

A secluded courtyard garden 6.7m x 3.4m

Entrance to a barn 11.9m x 6.2m with access to a further courtyard to the rear and a small storage building

Situated to the front of the house is another building / house to renovate - new roof fitted approx 5 years ago - 5.1m x 4.3m

There is also a piece of land mainly wooded located next to the cemetery in Azat-Le-Ris approx 1370m²

Windows - Single glazed

Heating - no heating

Mains Drainage

The village has a popular bar, a bread dispensing machine outside the Mairie / post office - there are regular van deliveries. The town of Montmorillon with its larger supermarkets etc is only 22 minute drive away and Le Dorat less than 15 minutes

LOCAL TAXES

Taxe foncière: **222 EUR**

NOTES