

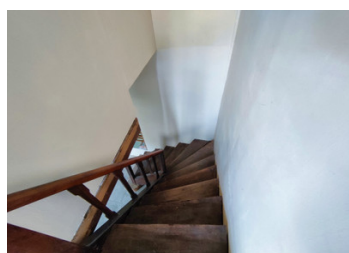
Holiday home near Bellac

EXCLUSIVE



INFORMATION

Town:	Berneuil
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	40 m ²
Plot Size:	181 m ²



IN BRIEF

Single bedroom holiday home situated close to Bellac and the Monts de Blond. Detached garden with country views, and the local bar and bread shop is under 5 minutes' walk. The hamlet benefits from mains sewage and fibre internet connection. No heating.

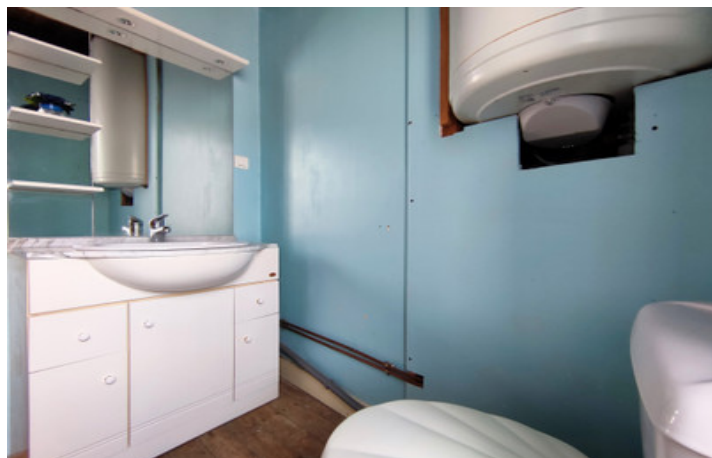
Bellac with its night life, cafes, restaurants, supermarkets and train station is under 10 minutes by car and Limoges airport just 25 minutes.

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.



NOTES

DESCRIPTION

Cute holiday house in a good village close to Bellac.

The kitchen (10m²) is bright and tidy with a fitted stove, gas range and space for a small table and fridge. The lounge (12m²) has exposed beams and a lovely staircase winding to the top floor.

The upstairs features wooden floorboards throughout and has high ceilings to maximise the light. The layout provides a full bathroom with bathtub, an open plan closet space and the large bedroom (10m²). Most of the windows in the house are already double glazed and the box seat in the bedroom is the perfect place to sit and enjoy the views.

Just a short 1 minute walk from the house you have the garden area which opens up to take in the Haute Vienne sunshine. This area has the foundation of an old garage providing a patio area so this could be constructible subject to planning permissions.

The hamlet benefits from mains sewage and fibre internet connection.

The local village has a thriving bar/bistro which is forms the heart for the community to gather and where you will meet new friends.

Perfect positioned with restaurants, supermarkets and train station is under 10 minutes by for anyone looking for a hub where they can branch out and explore this lovely area of France or jump on the train and head in any direction from this central location.

Video

Information about risks to which this property is exposed is available on the Géorisques website :