

House and gite in the centre of Jouac



INFORMATION

Town:	Jouac
Department:	Haute-Vienne
Bed:	7
Bath:	5
Floor:	266 m2
Plot Size:	565 m2



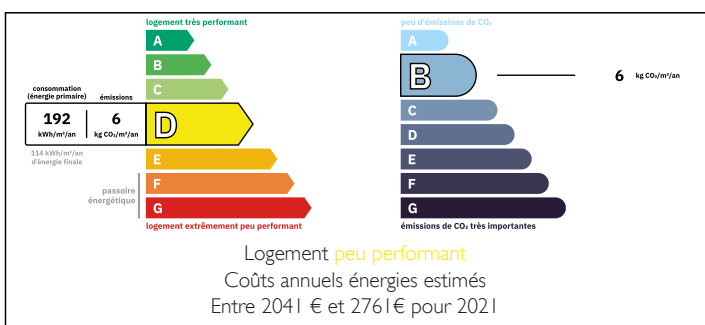
IN BRIEF

This is a great family home or the chance for someone to start a new business in the heart of the lovely village of Jouac.

Five bedroom main house which is wheelchair friendly and a two bedroom Gite. Both have separate private terrace gardens which enjoy views over the valley and into the Haute Vienne countryside.

The village of Saint-Sulpice-les-Feuilles is under 10 minutes away which has supermarket, cafes and schools and bank. Driving you are around 15 minutes to the A20 motorway, about 25 minutes to La Souterraine with 3 hour train connections to Paris. Limoges airport is around 55 minutes.

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

Main House

The main house welcomes you through a formal entrance hall and then through into the long galley style kitchen with solid wood cabinets. The house is packed with character including feature stone walls, exposed beams and original wood floors. There are two lounges on the ground floor of which one has an adjoining bedroom and shower facilities.

Upstairs there are three large bedrooms, a smaller bedroom and two bathrooms and there is the possibility to convert the attic.

The main house has a private terrace garden which creates a great BBQ area and allows for a spot of vegetable gardening. The views over the valley will be the perfect place to enjoy the summer evenings. Adjoining the courtyard is a good size barn for working on projects or wood storage.

Gite

The Gite has its own private entrance and is situated on the left end of the buildings. Entrance is through the covered veranda which extends the living space. The open plan ground floor has good space for the kitchen, dining and living area. Running behind the Gite is another terrace garden area where guests can enjoy their own views across the valley in privacy. There is also a ground floor WC.

Upstairs there are two well-lit bedrooms with shower room and WC..

In total you have 3 lounges, 2 private garden areas with views, two kitchens, 7 bedrooms and 5 bathrooms. A perfect setup for an extended family situation or those seeking to start a bed...

LOCAL TAXES

Taxe foncière: 654 EUR

Taxe habitation: EUR

NOTES