

Comfortable 2 bedroom house in good general condition with adjoining garden and a garage and garden opposite.



INFORMATION

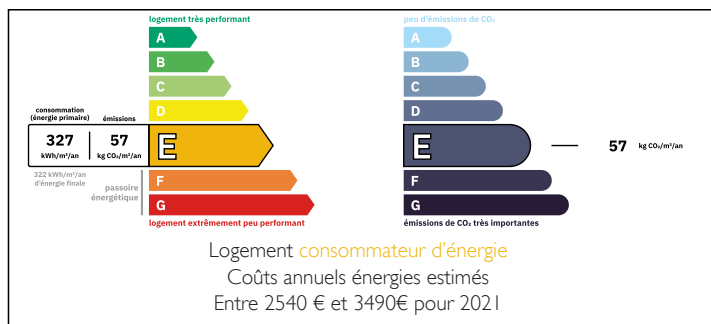
Town:	Gajoubert
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	90 m2
Plot Size:	860 m2

IN BRIEF

Located in a small hamlet, by the roadside, this charming property is only 6 km from a range of local amenities. Full facilities are available at the market town of Bellac (19 km) or at the popular medieval riverside town of Confolens (24 km) Limoges International airport is within easy motoring distance (48km) The property benefits from a gas fired central heating system with a recent boiler, double glazed UPVC windows, rolling shutters and an enclosed rear garden offering lovely views over the surrounding countryside. A garage and little garden can be found on the opposite side of the road.

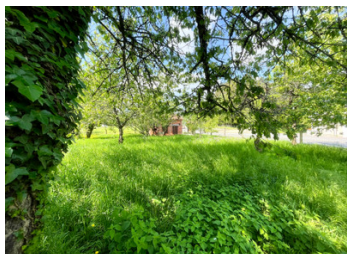


ENERGY - DPE



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

The layout is as follows.

Ground floor.

Entrance hall (5 m²) with doors opening to :

Kitchen (11 m²) (with a utility area that houses the washing machine and central heating boiler).

Shower room (3 m²) with shower, wash basin and WC.

Sitting room (22 m²) with fireplace and insert wood burner.

Veranda (14 m²) which overlooks the garden.

First floor.

Bed 1 (13 m²)

Bed 2 (17 m²)

Bathroom (3,5 m²) with bath and wash basin.
Separate WC.

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

LOCAL TAXES

Taxe foncière: 388 EUR

Taxe habitation: EUR

NOTES