

Spacious 4-bedroom village house with garage and courtyard in La Porcherie.

EXCLUSIVE



INFORMATION

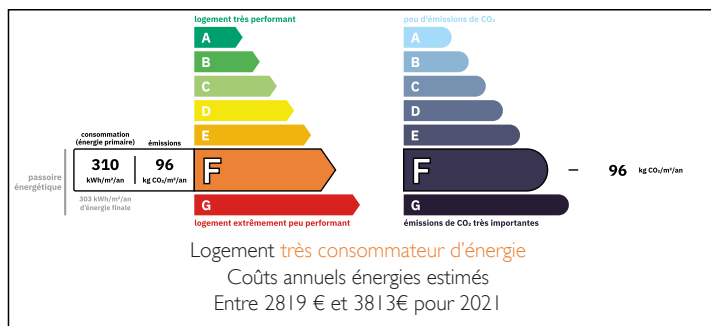
Town:	La Porcherie
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	154 m2

IN BRIEF

Set in the heart of the village and walking distance to a bar restaurant, this lovely 4 bedroom village house is ideal for those looking for an easy maintenance large family home or a lock up and leave holiday home



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

From the courtyard you enter the house via a veranda which is lovely for relaxing in.

Open plan living and dining area (29.3m²) with tiled flooring and open chimney.

Kitchen (16.4m²) with tiled flooring and a fitted kitchen.

Utility room (7.1m²) with WC.

Garage (19m²)

The property has its own cellar.

The first floor has 4 good sized bedroom (16.3m², 15.1m², 13.6m² & 11.4m²) all with wooden flooring.

Bathroom (4m²) with WC, basin & bath with over head shower. Tiled flooring.

Attic space (30m²)

The house profits from an oil fired central heating system, mains drainage & double glazing.

The property has a central village location within walking distance of a bar restaurant. The A20 motorway is at proximity between Limoges & Brive.

Lubersac 26km

Uzerche 21km

St Germain les Belles 6km

Magnac Bourg 13km

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

LOCAL TAXES

Taxe foncière: 350 EUR

Taxe habitation: EUR

NOTES