

Immaculate 3 bedroom village house with adjoining courtyard garden and outbuilding.



INFORMATION

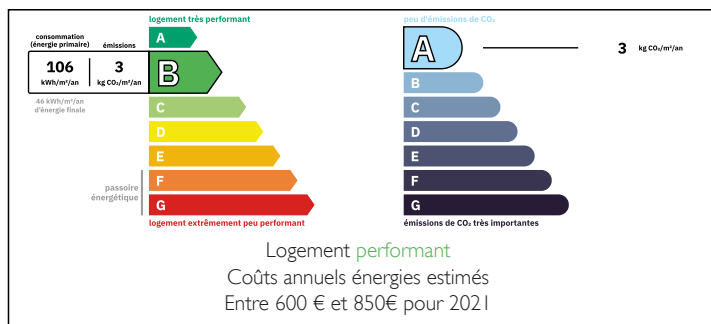
Town:	Nouic
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	85 m ²
Plot Size:	0 m ²

IN BRIEF

This charming semi-detached property is situated in the heart of a charming rural village within walking distance to a grocery shop, bar/restaurant, hairdresser and pharmacy. The town of Bellac, where you will find all amenities and services, as well as a railway station, is just 12 km away and Saint-Junien is 23 km. Limoges airport is an easy 30-minute drive away (36 km). The ground floor comprises an entrance hall, an open plan fitted kitchen/diner, a lounge, a toilet and a shower room. There is access to a concreted courtyard (30 m²) and a small outbuilding that houses the washing machine, large freezer, storage, etc. Upstairs, a landing currently used as an office area leads to 3 bright bedrooms and toilet.



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 property was completely renovated in 2020: air/air heat pump for heating and air conditioning, new double glazed windows and electric shutters, fitted kitchen, new shower room, new floors throughout, good insulation, good roof and connected to mains drainage.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES