



Ref: A31724DRO87 Price: 88 000 EUR

agency fees included: 10 % TTC to be paid by the buyer (80 000 EUR without fees)

A deceptively large 4 bedroom hamlet house with attached large garden















INFORMATION

Town: Saint-Martial-sur-Isop

Department: Haute-Vienne

Bed: 4

Bath: 2

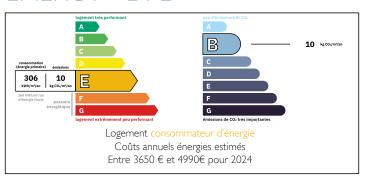
Floor: 175 m2

Plot Size: 8200 m2

IN BRIEF

Situated in a quiet hamlet this lovely hamlet house is amazingly large inside although from the outside it looks quite small - 4 bedrooms - 3 of which are on the ground floor - $2 \times$ shower rooms - most of the renovation work took place in 2016

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.



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LOCAL TAXES

Taxe foncière: 768 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

From the front door

Into a kitchen 4.3m \times 4.9m - wood burning stove Door into hallway - dining room 3.6m \times 4.6m

Door to large living room 7.6m \times 4.1m - vaulted ceiling with roof windows

Doors from living room into 2 \times bedrooms - 5.4m \times 4.1m and 6.1m \times 3.7m

Door from living room to bathroom $4.1 \,\mathrm{m} \times 2.7 \,\mathrm{m}$ In the hallway you have another toilet and utility room $2.6 \,\mathrm{m} \times 1.5 \,\mathrm{m}$

Bedroom 3 $4.2m \times 3.7m$

Shower room $1.3m \times 2.2m$

Stairs to first floor where you will find the 4th bedroom $5.7m \times 5.2m$

Outside you have a wonderful large garden with many fruit trees

A large hanger of $8.4m \times 12.6m$ to park your cars

New fosse septique in 2016 Wood burning stove and electric radiators Double glazing

The airports of Limoges and poitiers are approx one hour away

The nearest large town is Bellac at 21km or 20 minutes

The area is great for walking and cycling - there are many lakes and of course rivers in the area which are great for fishing

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