

Lovely 3 bedroom cottage with a large open plan living -kitchen & dining area in St Germain les Belles.



INFORMATION

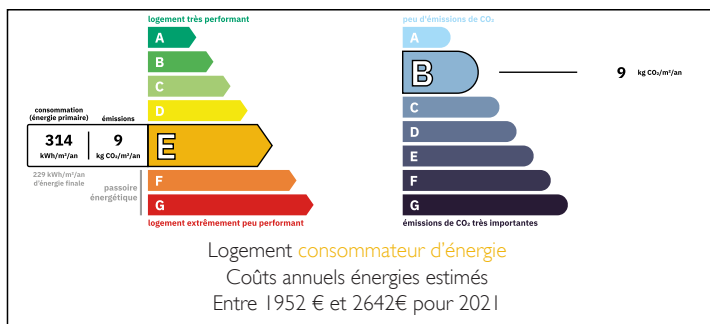
Town:	Saint-Germain-les-Belles
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	110 m2
Plot Size:	629 m2

IN BRIEF

The cottage has a ground floor bedroom and bathroom plus 2 further bedrooms and bathroom on the first floor. A manageable garden and terrace to the rear of the property sitting on a plot of 629m². Ideal location for the A20 motorway between Limoges & Brive.



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

Open plan living -kitchen dining area (52m²) with exposed beams and feature stone walls which keep the character of the property. Large fireplace with wood burning stove.

Off the kitchen is a utility room (7.6m²) with tiled flooring sink unit. Door to the outside.

Ground floor bedroom (9.5m²) with tiled flooring.

Ground floor bathroom (5.8m²) with shower unit, WC, hand basin. Tiled flooring.

On the first floor there are 2 bedrooms (12.5m² & 9m²) both with beautiful exposed beams, wood flooring, dormer windows plus velux.

Bathroom (5.7m²) with wooden flooring, shower unit, WC, heated towel rail & sink unit.

The majority of the windows are double glazed. Heating via the wood burner plus electric radiators. Septic tank.

The property sits on a plot of 629m². To the rear there is a terrace with a pergola and a garden. The house also has a attached storage area and wood store.

The village of St Germain les Belles has amenities including a bakery, bank, bar, a grocery store and the popular leisure lake with its camping and restaurant. For further information and extra photos please contact the agents.

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