

A super lock up and leave one bedroom village property



INFORMATION

Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	34 m2
Plot Size:	0 m2

IN BRIEF

Situated in the popular village of Thiat a superb one bedroom attached property with the potential to create a second bedroom as required in the attic space

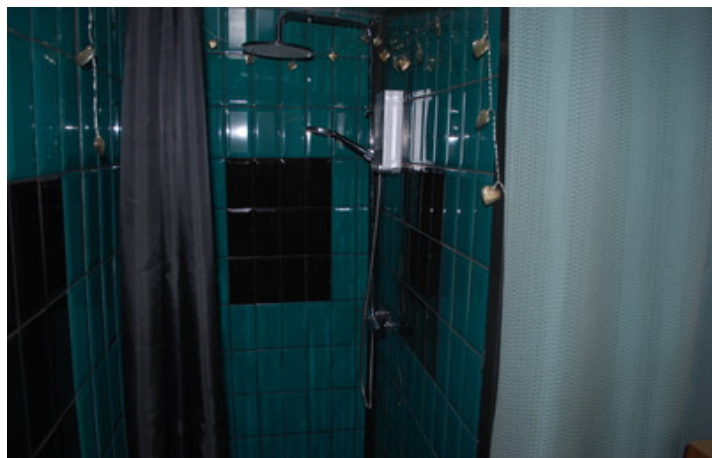


ENERGY - DPE

DPE not required.

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

Enter from the street into

Living room / kitchen area - 5.7m x 3.3m - fireplace to install a wood burner as required

Spiral staircase to first floor - bedroom 3.5m x 3.1m - cupboard housing washing machine

Bathroom - modern fully fitted and newly tiled 3.4m x 1.6m

Stairs from bedroom to attic space 3.1m x 5.8m - 2 windows (not double glazed) and a large roof window - enough space to create another bedroom if required

No Garden or outside space although there is a small plot of woodland that comes with the property of approx 230m2 - approx 10 minutes walk away

House is attached on side and back

No heating

Double glazed ground and 1st floor

Mains drains

The village of Thiat has a bar / restaurant which includes a small shop inside for all your necessities like bread and milk

The larger villages of Lathus St Remt and Bussiere Poitevine are less than 15 minutes away and the larger towns of Montmorillon and Bellac less than 30 minutes

The airports at Limoges and Poitiers are approx one hour

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