

## Modern single story 4 bedroom house



## INFORMATION

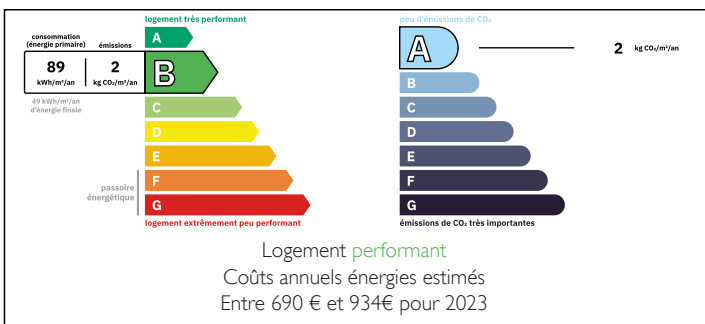
Town:	Veyrac
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	99 m <sup>2</sup>
Plot Size:	1511 m <sup>2</sup>

## IN BRIEF

Modern single story house built in 2019, featuring 4 bedrooms and 2 bathrooms, offering ample space for a family and/or visiting guests. It is located less than 10 km from Limoges Airport and 15 minutes from Limoges. The property sits on a large, flat, enclosed plot of land, with a 17m<sup>2</sup> garden shed, a spacious patio area, and a single garage providing plenty of storage space. This house is equipped with an air-to-air reversible heat pump, a thermodynamic water heater, and solar panels. It has a B-rated Energy Performance Certificate (EPC), indicating low energy consumption.

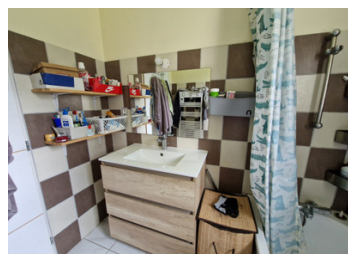
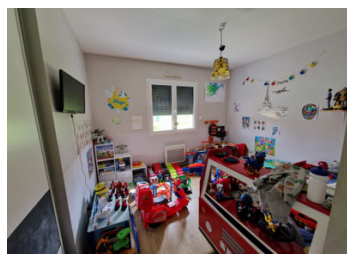
More photos and floor plan on request.

## 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

This house in Veyrac (87520) is awaiting its new family to take full advantage of all it has to offer. An open-plan kitchen with an island is perfect for family life or receiving friends, and its practical laundry room/cellar, just next to the kitchen, is a real bonus. Plus, the 4 good-sized bedrooms with built-in wardrobes, one of which has an ensuite, and a family bathroom complete this house. There is a wood burner in the living room for those winter evenings and an air conditioning unit for the warmer summer days. The solar panels help reduce electricity bills, and the thermodynamic water heater is a real bonus.

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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