

149 m house with lots to offer

EXCLUSIVE



INFORMATION

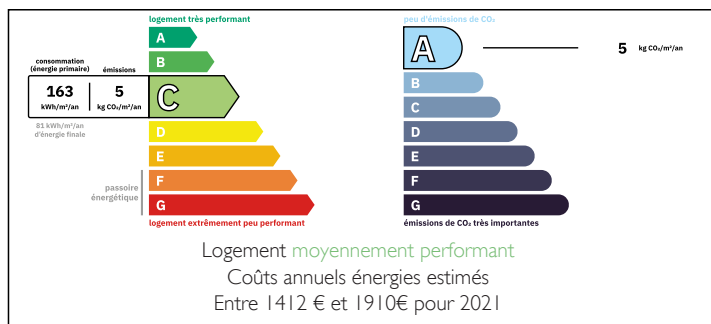
Town:	Cognac-la-Forêt
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	149 m2
Plot Size:	836 m2

IN BRIEF

Lovely renovated 149 m² house on an 836 m² plot, featuring 3 bedrooms, 2 bathrooms, 2 reception rooms, 2 kitchens, and an office spread over 2 levels. The house could be divided into 2 separate living quarters for hosting family and friends, a separate working space or kept as a large family home. The garden includes a 30 m² terrace, 2 garden sheds, a chicken coop, a swing set, a children's playhouse, and a Nordic bath.

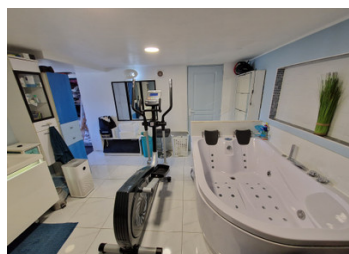


ENERGY - DPE



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 house features double glazing throughout, solar-powered electric shutters, an electric driveway gate, an outdoor electric plug for an electric car, a balneo double bath, an air-to-air heat pump for both heating and air-conditioning, and a log burner for cozy winter evenings.

Cognac-la-Forêt is a charming village with local amenities, a small lake with a beach, a forest offering various hiking trails, and a fishing lake for residents. All of this is just a stone's throw from larger towns and Limoges Airport.

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

LOCAL TAXES

Taxe foncière: 850 EUR

Taxe habitation: EUR

NOTES