

Country house 169m2 , 5 bedrooms (3 en suite), kitchen, lounge, dining room, bathroom, land 4000m2

EXCLUSIVE



INFORMATION

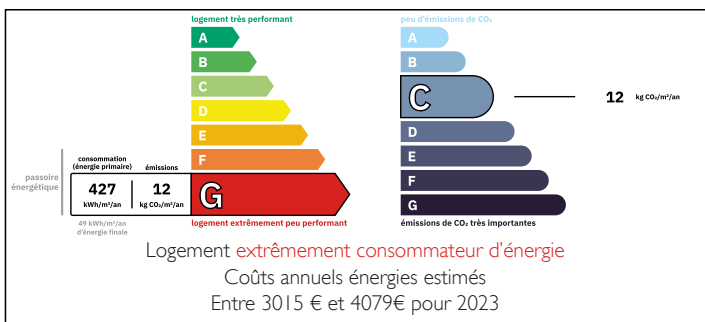
Town:	La Croisille-sur-Briance
Department:	Haute-Vienne
Bed:	5
Bath:	4
Floor:	169 m2
Plot Size:	4000 m2

IN BRIEF

Country house of 169m2 on two floors. Entrance hall, large kitchen/diner, lounge with adjoining additional reception room and laundry room. 5 bedrooms, 3 have en suite shower rooms, main bathroom, the master bedroom has a dressing room. There is an attic, cave, two small outbuildings attached to either end of the property. Flat attached land of 4000 M2.



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.



LOCAL TAXES

Taxe foncière: 1128 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

On arriving at the property you access by the gates the driveway runs in front of the property with ample parking.

On entering the property there is an entrance hall with a tiled floor and oak doors. This leads onto the fabulous kitchen 35.30m² which is fully fitted with oven, hob, dishwasher, fridge/ freezer and gas aga in the fireplace. There is a central island with a second sink, the worktops are marble . Double aspect windows and double doors leading to the garden. The floor is tiled, there are character beams and the windows are wooden double glazed.

Leading off the kitchen is the welcoming lounge 28m² with wood burner, character features, double doors to the garden, the floor is carpeted and the widows and doors are wooden double glazed.

Leading off the lounge is a second reception room 17m² with original oak features , double aspect windows and the floor is carpeted.

Leading off the other side of the kitchen is a corridor to the utility room 7m², with a small fitted kitchen, fridge and cooker, the floor is tiled. On the other side off the corridor is a bedroom 9m² with parquet floor and double glazed wooden window and beams. The ensuite leads off the bedroom with shower, wash basin and toilet. Also leading off the corridor is a wc.

The oak staircase leads of the kitchen to the first floor, the landing has two deluxe windows and parquet floors.

The bedrooms and bathroom lead of...