

A lovely three bedroom detached hamlet house with attached garden



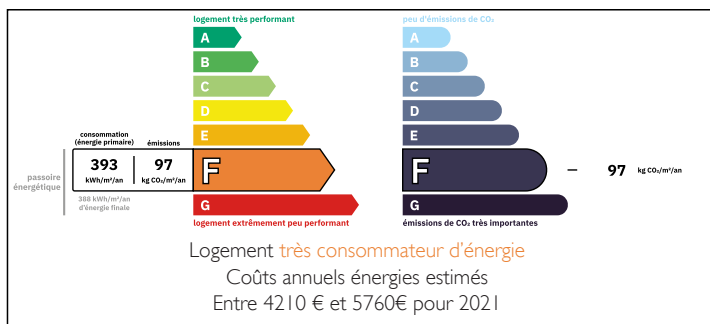
## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Azat-le-Ris  |
| Department: | Haute-Vienne |
| Bed:        | 3            |
| Bath:       | 2            |
| Floor:      | 163 m2       |
| Plot Size:  | 2403 m2      |

## IN BRIEF

Situated in a quiet hamlet - with 2 x ground floor bedrooms and 2 bathrooms - a spacious open plan living dining room with wood burning stove - French doors from the bedrooms into the garden - a third bedroom, attic and office space on the first floor - oil central heating - will require a little updating

## 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

From the front door

Dining room 3.8m x 5.4m

Kitchen 5.4m x 2.4m

Salon 5.4m x 5.2m - wood burning stove

Door to Bedroom 1 4m x 3m

Door to Bedroom 2 4m x 4.6m with en-suite shower room 3.2m x 2.1m

Bathroom 3m x 3.8m with bath

Utility / boiler room 3.4m x 3.2m

Stairs to first floor

Large mezzanine 5.5m x 2.9m - great for office space / library

Door to Bedroom 3 5.3m x 5.1m

Door to attic 6.9m x 4.2m - could make an additional bedroom if required

Outside - garden to all 4 sides - patio / terracotta tiled covered terrace

Windows - single glazed

Detached

Heating - oil central heating

Fosse septique - working but non conforming

The village of Azat le Ris is a few minutes away where you will find a bar restaurant - Lathus St Remy is only 10 minutes ( 9km ) for a convenience store, garage, bank, bakers etc - The larger town of Montmorillon is 20 minutes ( 20km ) and has all the larger supermarkets, cinema etc

The airports at Limoges and Poitiers are approx one hour away

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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 foncière: 467 EUR

Taxe habitation: 675 EUR

## NOTES