

Charming 2 bedroom renovated stone house with river frontage. Extra plot of land and woodland 50m up the road



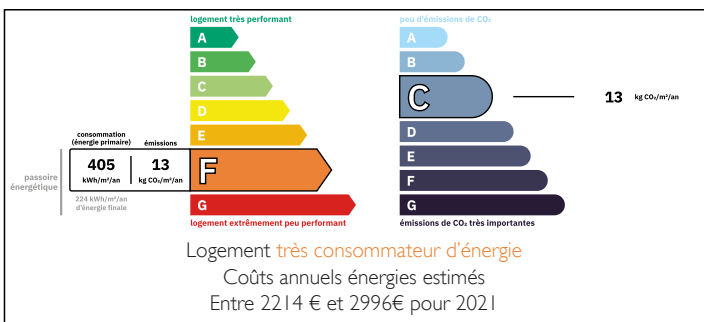
INFORMATION

Town:	Saint-Bonnet-de-Bellac
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	3175 m2

IN BRIEF

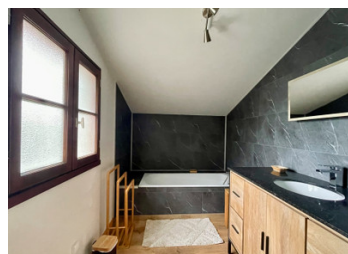
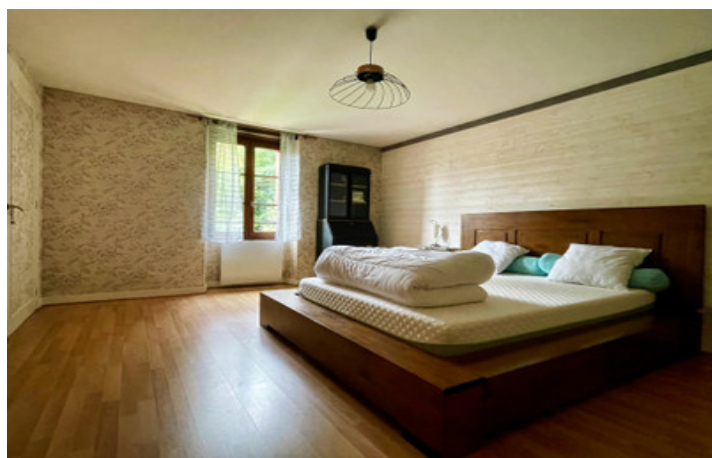
This charming stone property, offering 80 m² of living space, has been renovated to provide a comfortable 2 bedroom accommodation, which briefly comprises a living room, kitchen and an adjoining garage with wc. On the first floor there are 2 bedrooms, bathroom and separate toilet. This home sits peacefully in its rural setting, yet is only a 10 minutes drive (13 km) from the market town of Bellac offering supermarkets, hospital, theatre etc and a main-line train station. Limoges International Airport is within easy motoring distance (49 km) There is much to see and to do in the area, with historic sites, recreational lakes, bars and restaurants to discover and explore. Enjoy an affordable quality of life.

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 layout is as follows.

Ground Floor.

On entering you will be greeted by a bright living room (25 m²) featuring a fireplace with inset wood burner. From the recently installed fitted kitchen (9.8 m²) a door opens to the garage (24 m²) where you will find the downstairs toilet.

First floor.

Stairs from the living room provide access to 2 very good sized bedrooms both measuring 19 m². One has a built-in cupboard and the other has a balcony (7 m²) which overlooks the river. A recently installed bathroom (5.5 m²) and a separate toilet completes the first floor.

Outside, there is an adjoining garden with stairs leading down to the river. There is the possibility to create a lovely terrace overlooking the river. An extra plot of land and woodland can be found just 50m up the road.

Heating is provided by a wood-burning insert in the living room, and there are additional economical and efficient electric radiators in all rooms if required. Fully double glazed. Sold furnished.

Don't wait, come and visit it today!

LOCAL TAXES

Taxe foncière: 450 EUR

Taxe habitation: EUR

NOTES

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