

Charming 3-bed village home with 2 baths, garage, and lovely attached garden.



INFORMATION

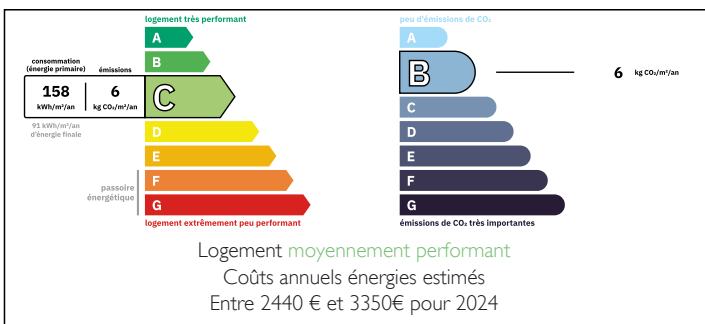
Town:	Tersannes
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	169 m ²
Plot Size:	870 m ²

IN BRIEF

Set in the pretty village of Tersannes, just 10 minutes from the historic town of Le Dorat, this substantial three-bedroom home offers generous living space and a range of desirable features. The ground floor comprises a welcoming living room, separate dining room, fitted kitchen, and a convenient bathroom/utility room, along with an attached storeroom providing excellent additional space. Upstairs, a spacious landing—ideal for a study area—leads to two double bedrooms, a single bedroom, and a family bathroom. Outside, the property benefits from a private courtyard, a lovely garden, and a 22m² garage. A charming village property with great potential in a peaceful setting.

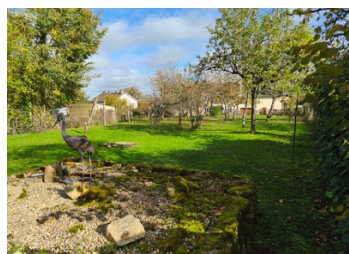


ENERGY - DPE



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

Set in the pretty village of Tersannes, just 10 minutes from the historic market town of Le Dorat, this substantial and characterful three-bedroom village house offers spacious accommodation and lovely outdoor areas.

The front door opens into an entrance hall leading to a bright **salon (5.7m x 3.9m)** and a **dining room (5.6m x 3.1m)**. The **kitchen (3.6m x 5.1m)** has direct access to a small courtyard, perfect for alfresco dining. Completing the ground floor is a **bathroom/utility/WC (3.1m x 3.6m)** and a generous **cave/store room (3.2m x 8.9m)**, providing excellent storage and access to the rear garden.

A wide oak staircase leads to the first floor where a **large landing (4.6m x 5.7m)**—ideal as a study or library—gives access to **two double bedrooms (5.7m x 4m and 5m x 3.6m)**, a **single bedroom (3.5m x 2.6m)**, and a **family bathroom/WC (4.6m x 2m)**.

Outside, the property enjoys a **pretty garden**, mainly laid to lawn with fruit trees, mature shrubs, and a well. There is also a **detached garage (5.3m x 4.2m)** offering secure parking or additional storage.

The house is attached on one side, double glazed throughout, with electric radiator heating, mains drainage, and a current energy rating of C.

Tersannes is a peaceful rural village with no shops, but just a short drive away is **Le Dorat**, offering supermarkets, banks, bakeries, bars, restaurants, and a weekly market. The airports of **Limoges and Poitiers** are both approximately one hour away, making this an ideal permanent home or holiday...

LOCAL TAXES

Taxe foncière: 377 EUR

Taxe habitation: EUR

NOTES