

Charming one-bedroom home to finish , with garden, set in a quiet village



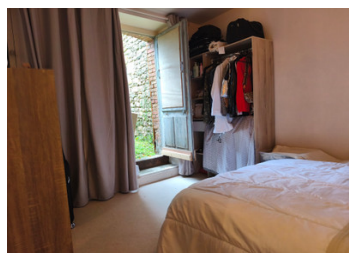
INFORMATION

Town:	Azat-le-Ris
Department:	Haute-Vienne
Bed:	1
Bath:	1
Floor:	28 m2
Plot Size:	64 m2

IN BRIEF

Set in the popular village of Azat-le-Ris, just 15 minutes from Le Dorat, this tidy one-bedroom property offers a cosy and practical living space. The layout includes a living room with kitchen/dining area, a shower room, a separate toilet, a good size bedroom and a passageway ideal for creating a new kitchen space.

The property also benefits from doors leading out to a small courtyard/garden, making it an excellent lock-up-and-leave holiday home or an easy, low-maintenance base in the region.

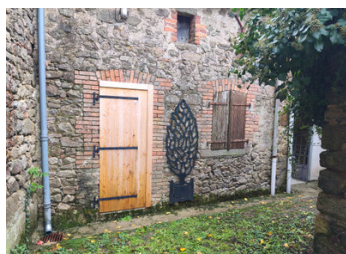
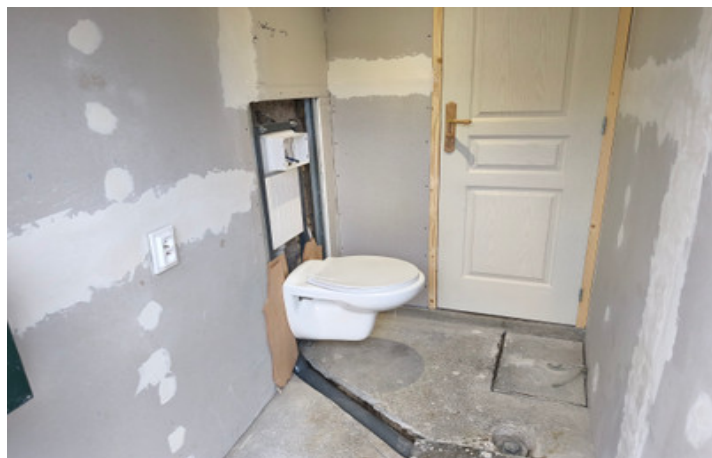


ENERGY - DPE

DPE not required.

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: 193 EUR

NOTES

DESCRIPTION

A door from the street opens into the living room with kitchen/dining area (approx. 4m x 3.7m), featuring a large fireplace suitable for installing a wood-burning stove or pellet burner.

A small corridor leads to the shower room (approx. 1.2m x 2.4m) and through to the bedroom (approx. 3.5m x 2.9m), which has direct access to the garden/courtyard.

Running alongside the house is a passageway that contains the WC and offers enough space to install a new kitchen. A doorway will need to be created from the internal corridor to provide access from inside the house. The passageway also has a door opening onto the garden/courtyard, making it an ideal spot to sit out and enjoy sunny days.

There is attic space with potential to create additional bedrooms, subject to the necessary planning permissions. - There is a trap door from the hallway - all insulated, and floor in place

Location

Situated in the popular village of Azat-le-Ris, the property is ideally placed:

15 minutes from Le Dorat

20 minutes from Montmorillon, where you will find supermarkets, shops, and services
Azat-le-Ris itself has a bar/restaurant and is surrounded by quiet countryside, perfect for outdoor activities such as walking and fishing.

Additional Information

The house is attached on both sides

Single glazing

No heating installed