

End of hamlet 4 bedroom detached house in lovely condition and quiet location

EXCLUSIVE



INFORMATION

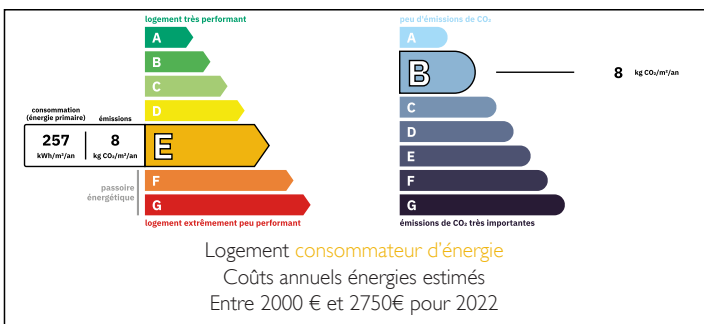
Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	132 m ²
Plot Size:	2000 m ²



IN BRIEF

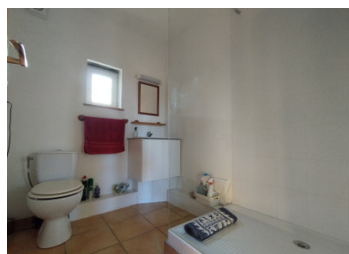
Detached 4 bedroom home with two bathrooms, parking and adjoining garden with wooded area in hamlet location

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

This attractive detached home is positioned at the end of a peaceful hamlet and has been renovated to a high standard by the current owners, allowing the next buyer to move straight in without the hassle of major works.

The front entrance opens into a spacious open-plan kitchen and dining area, featuring a newly fitted, sleek modern kitchen. To the left, a small hallway leads to two well-proportioned double bedrooms and a contemporary shower room. To the rear of the dining area is a practical utility space with access to the rear garden.

To the right of the kitchen, the property boasts a generous lounge, enhanced by a wood pellet burner, creating a warm and inviting living space. Stairs lead to the first floor, where there are two additional bedrooms, a further shower room, and a useful storage room housing the hot water tank.

Room Dimensions

Kitchen/Dining Room: 3.52m x 6.21m

Lounge: 5.4m x 6.6m

Utility: 2.5m x 3.2m

Shower room: 1.8m x 2.2m

Bedroom 1: 2.8m x 3.2m

Bedroom 2: 2.98m x 3.25m

Bedroom 3: 3.8m x 3.2m

Bedroom 4: 5.4m x 2.7m

Bathroom: 2m x 3.4m

LOCAL TAXES

Taxe foncière: **564 EUR**

Taxe habitation: **EUR**

NOTES

The property is bright throughout and full of character, benefiting from new double glazing, updated electrics, and a sound roof. Externally, the rear garden is mainly laid to lawn with a woodland area beyond, offering a lovely natural outlook. To the right-hand side is a small fenced area which belongs to a neighbour but could be purchased separately.

Information about risks to which this property is exposed is available on...