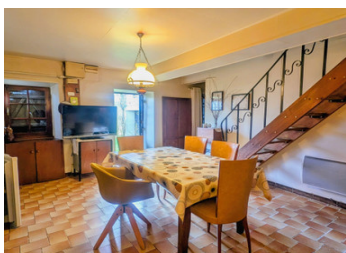


Charming 3 bedroom stone property with attached garage and garden. Located in a peaceful hamlet.



INFORMATION

Town:	Val d'Issoire
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	105 m2
Plot Size:	449 m2



IN BRIEF

Located in a peaceful hamlet, this delightful property offers plenty of potential and space to make your own. The property briefly comprises a kitchen, living room, and shower room. Upstairs 3 bedrooms. The property also benefits from an adjoining garage and an attached garden.

The house would benefit from some updating and currently features single glazed windows. It is connected to mains drains. Heating is provided by electric radiators and a wood burning oven in the kitchen.

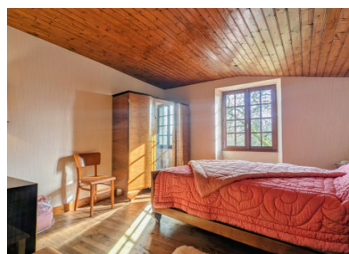
This is an ideal opportunity for anyone looking to create a comfortable home in a tranquil countryside setting.

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.



DESCRIPTION

On the ground floor, the house offers a large 22 m² kitchen. This has a staircase leading to a 22 m² attic room perfect as a bedroom or relaxation area. There is also a 24 m² living room and a 7 m² bathroom with shower, washbasin and WC. Upstairs, the sleeping area consists of two bedrooms measuring 11 m² and 12 m² respectively, both with beautiful old parquet flooring. Attic space 10m². The property also includes a 22 m² garage, an 11 m² outbuilding ideal for storage and a garden. The property is set on a 449 m² plot.

This home sits peacefully in its rural setting, only 2 km from a village which offers basic amenities (grocery shop, bakery, bank, pharmacy...) and only 13 km from the market town of Bellac which offers full facilities and services as well as a railway station linking you to Poitiers and Limoges. Limoges International Airport is within easy motoring distance (50 km) You will love the peace and beauty of the surrounding countryside.

LOCAL TAXES

Taxe foncière: 370 EUR

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

NOTES