

## Detached 4 bedroom farmhouse in quiet hamlet near to St Bonnet de Bellac

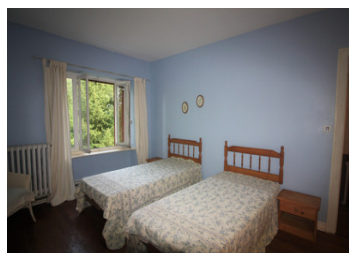


## INFORMATION

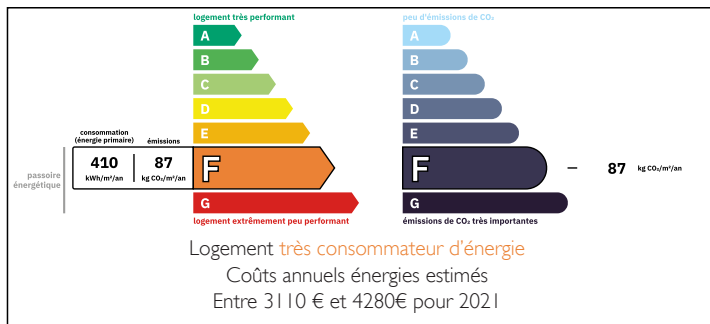
Town:	Saint-Bonnet-de-Bellac
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	119 m2
Plot Size:	5273 m2

## IN BRIEF

Farmhouse with entrance hall, downstairs bathroom, kitchen, living/dining room, utility, garage, separate WC. On first floor 4 bedrooms. 1.3 acres of land. Workshop and open bam in garden. Oil fired central heating



## 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

An L shaped entrance hall leads to a lounge/dining room (31.2 m<sup>2</sup>) with a wood burner to supplement the central heating. There is a WC behind the entrance door and also a downstairs bathroom. A decent sized (13.9 m<sup>2</sup>) kitchen has been fitted with modern units. From the rear of the lounge you have access to a utility room (10.5 m<sup>2</sup>) and a garage (5.7 x 4.1m)

On the first floor you find 4 good sized bedrooms (11.9, 12.4, 13.7 and 13.8 m<sup>2</sup>) and a separate WC. Bedroom 1 has access to a rear balcony that overlooks the garden.

Heating - oil fired central heating plus a wood burner

Windows - single glazed

Fosse septique

## LOCAL TAXES

Taxe habitation: EUR

Outside the grounds stretch to 5,273 m<sup>2</sup> or about 1.3 acres mainly woodland

There is a workshop and an open hangar in the garden, close to the house.

### AREA

Saint Bonnet de Bellac (3km) has a bakery, a small supermarket and 2 restaurants. The large town of Bellac (14km) has a number of supermarkets, shops and restaurants and a station on the Poitiers-Limoges SNCF line. The international airport at Limoges (50km or 51 minutes) has flights to the UK throughout the year. The house is about 4.5 hours from the port of Caen, which is served by ferries from Portsmouth.

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

## NOTES