

Spacious village house with a lovely back garden and views



INFORMATION

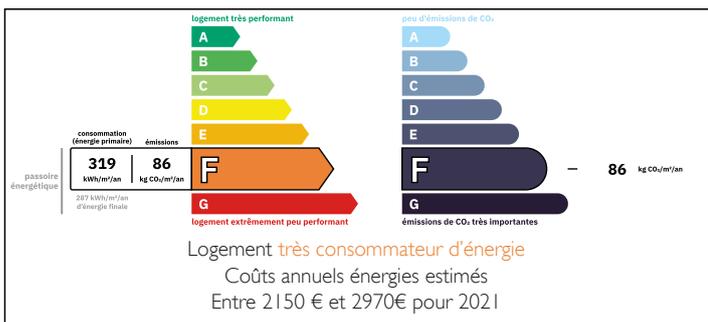
Town:	Compreignac
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	84 m2
Plot Size:	359 m2



IN BRIEF

Lovely 3 bedroom village house with a compact, elevated garden with fantastic views across Saint-Pardoux. Walking distance to supermarket, gas station and bakery.

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

Situated in the centre of the village of Compreignac, this house benefits from being just a few steps from local amenities and village life, whilst at the same time enjoying beautiful views of the countryside from the garden behind the house. 5 minutes to Lake Saint Pardoux. Only 20 minutes from Limoges.

You enter through a private side gate and then from the rear of the property into the kitchen area. On the left hand side is a large downstairs bedroom or spare room and to the right you enter the lounge. There is a downstairs bathroom.

All rooms on the ground floor have French doors leading out to the back garden creating a great indoor-outdoor flow. The lounge and kitchen also have windows on the front of the house making these lovely and light filled.

Wide wooden stairs lead up to the first floor landing, off which there is a second bathroom and two more bright and good sized bedrooms both with wooden floors and large windows.

Attached to the house is a garage, and two small stone storage rooms or "caves" both of which have electricity and provide ideal storage.

The garden is at the rear and to one side of the house and is accessible from all the downstairs rooms. There's a terraced area, which wraps around the house and the rest of the garden is laid to lawn, with flowerbeds, small shrubs and trees. This outside space is completely enclosed and enjoys...

LOCAL TAXES

Taxe foncière:	423 EUR
Taxe habitation:	EUR

NOTES