

A 4 bedroom house close to the shops with a fabulous living room with mezzanine, garages, cellar and garden.



## INFORMATION

Town:	Bellac
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	180 m2

## IN BRIEF

An ideally situated two story house with 4 bedrooms, a spacious living room with mezzanine, three garages, cellar and a small garden. Located in the heart of Bellac, this charming two-storey house is close to all amenities.



## ENERGY - DPE

DPE blank.

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 we have a large room and two garages that can accommodate one car each.

On the first floor there are two bedrooms and an office, a bathroom and a toilet. There is also a kitchen and a dining room leading to a large living room with a mezzanine, which in turn leads to another spacious bedroom.

Going up the stairs to the attic, we find a small bedroom and a large room that can be renovated.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES