

Delightful 6 bedroom detached family home set on 7.4 acres.



INFORMATION

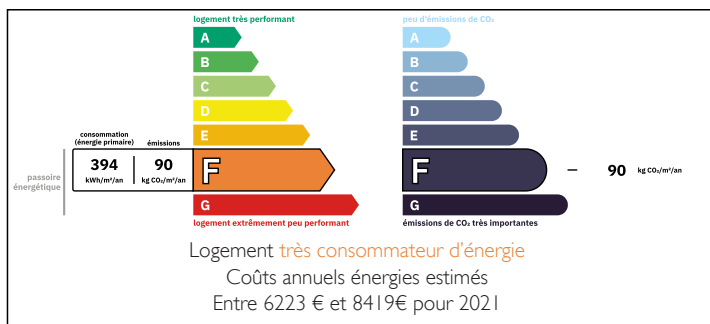
Town:	Peyrat-de-Bellac
Department:	Haute-Vienne
Bed:	6
Bath:	3
Floor:	252 m2
Plot Size:	22743 m2

IN BRIEF

This charming hamlet property surrounded by tranquil countryside and with its own 1000 m² pond and tennis court (in need of some attention) offers spacious family sized accommodation. Located within 6 km from the town of Bellac which offers a full range of amenities and services with the added benefit of a rail service linking you with Limoges and Poitiers. Limoges airport is only 40 km away making it easily accessible to regular low cost flights.

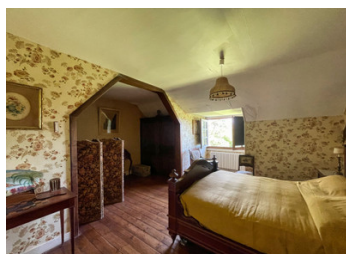


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1018 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

This spacious character property offers 252m² of living space spread over 3 floors. The layout is as follows:

Ground floor:

A spacious entrance (16.5 m²) with stairs to the upper floor.

An open plan living and dining room. The living room (30 m²) is bright and comfortable, double aspect, parquet floor and a fireplace with a wood burning stove. The dining area (20 m²) also has a double aspect, parquet floor and French doors opening to the garden.

Kitchen (24 m²) with a scullery (5.50 m²) and a pantry.

Study (14 m²)

First floor:

3 bedrooms (12.50 m²) (20 m²) (16 m²) Two of the bedrooms with en-suite.

Bathroom (5 m²) a laundry room (10 m²) and separate toilet

Second floor:

3 bedrooms (11 m²) (21 m²) (22 m²)

The house is set in a lovely parkland garden with plenty of mature shrubs and trees and uninterrupted views over the countryside to the rear.

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