

Immaculate detached 4 bedroom property in peaceful rural hamlet with adjoining private sunny garden and garage



## INFORMATION

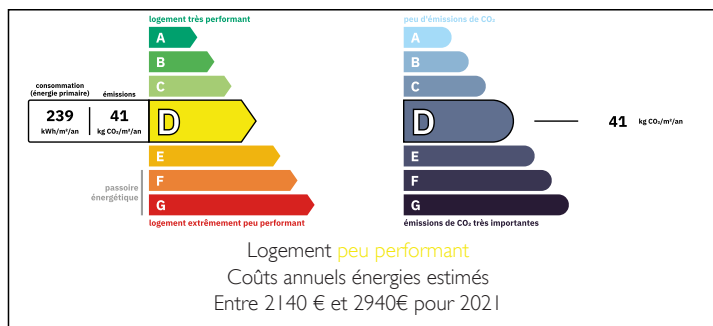
Town:	Gajoubert
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	759 m2



## IN BRIEF

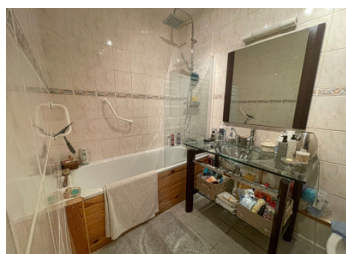
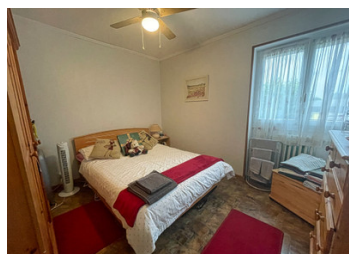
This ready to move into house, perfect as either a permanent or holiday home, offers approximately 120m<sup>2</sup> of living space and is situated in a small hamlet only 3km from a village which offers basic amenities (grocery shop, bakery, bank, pharmacy...) The town of Bellac which offers full amenities and services as well as a railway station linking you to Poitiers and Limoges is 18 km away. Limoges airport is an easy 40 minute drive away (50 km) providing excellent links to and from the UK. You will love the peace and beauty of the surrounding countryside. The current owners have made many improvements to their property, including installing a digital gas boiler, solar panels, double glazing and enhancing their roof insulation. The roof has been regularly inspected and maintained.

## 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

This spacious and comfortable home offers approximately 120 m<sup>2</sup> of living space spread over 2 floors. The layout is as follows:

Kitchen (19m<sup>2</sup>) with a range of fitted wall and base units and a double sink. Plumbing for the dishwasher. Inner Hallway with Toilet.

Lounge (28m<sup>2</sup>) with exposed stone walls to three sides and feature fireplace with insert log burner.

Conservatory (12m<sup>2</sup>) with door opening onto the garden.

Dining Room (13m<sup>2</sup>).

Laundry/Boiler Room (9m<sup>2</sup>) with gas boiler and plumbing for washing machine.

First Floor Landing and corridor

Bedroom 1 (9m<sup>2</sup>)

Bedroom 2 (10m<sup>2</sup>)

Bedroom 3 (10m<sup>2</sup>)

Bedroom 4 (9m<sup>2</sup>)

Bathroom (5m<sup>2</sup>) with glass sink and bath with power shower over

Separate toilet

Outside:

Detached Garage (16m<sup>2</sup>).

Private parking areas behind double gates and to the right of the property.

The enclosed rear garden is very private with a terraced area in front of the conservatory.

## LOCAL TAXES

Taxe foncière: 110 EUR

Taxe habitation: EUR

## NOTES

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