

86 m2 two-storey house with 34 m2 convertible attic in a quiet development in Verneuil-sur-Vienne.



## INFORMATION

Town:	Verneuil-sur-Vienne
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	86 m2
Plot Size:	0 m2

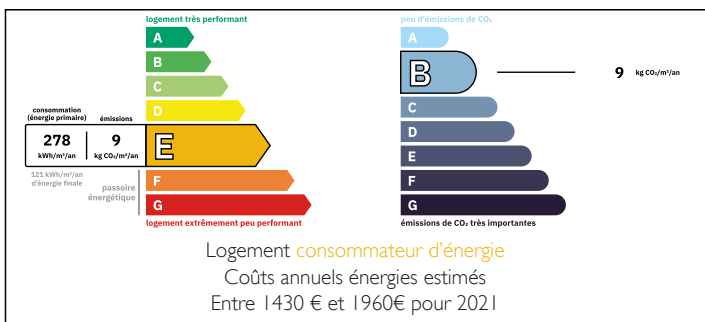


## IN BRIEF

House with 86 m2 living space and a convertible attic of 34 m2 in a quiet development in the commune of Verneuil-sur-Vienne, known as "Les Jardins de Limoges". The ground floor comprises a large living room that doubles as a kitchen/lounge (approx. 33 m2) and a bathroom. The 1st floor leads to a large landing with 3 bedrooms and a small utility room, and the 2nd floor provides access to a large 34 m2 attic that could be converted as required. The house has no garden, but there is a small overhang in front of the entrance where you can sunbathe or eat.

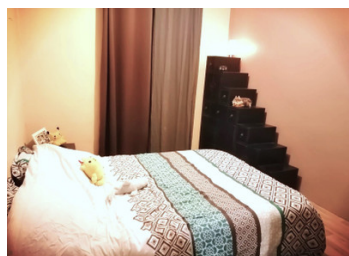
It is located in a peaceful village, surrounded by nature and where numerous events are organised throughout the year (flea markets, festivals, markets).

## 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

ground floor

- kitchen-living room 33 m2
- bathroom 5.60 m2
- cellar 10m2

1st floor :

- 3 bedrooms (9,10; 11; 13,30)
- landing 16.4 m2
- utility room 1.5 m2

2nd floor

- attic 34 m2

- double glazing
- electric heating
- some restoration work to be carried out.

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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 foncière: 276 EUR

Taxe habitation: EUR

## NOTES