

3/4 bedroom renovated village property offering charm and character. Terrace and non adjoining garden.



INFORMATION

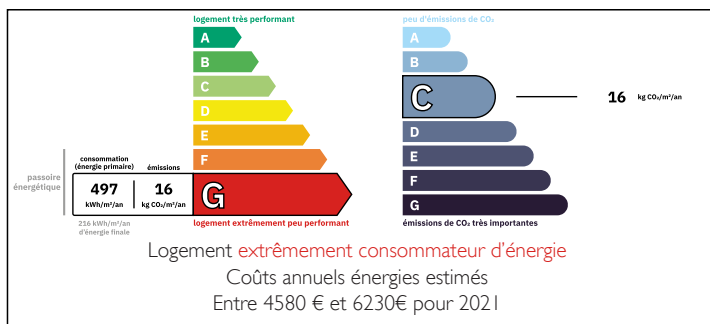
Town:	Nouic
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	245 m2

IN BRIEF

This ready to move into house, perfect as either a permanent or holiday home is situated in the heart of a charming rural village offering a grocery shop, restaurant, bar and bakery. The town of Bellac where you will find all amenities and services and a train station is only 12 km away. Limoges airport is an easy 30 minute drive away (36 km). The property offers 120 sqm living space and briefly comprises on the ground floor a dining room, a kitchen and storeroom. On the first floor a living room with doors opening onto the terrace. On the second floor the master bedroom and bathroom. On the third floor there are 3 bedrooms. A non adjoining garden 2 minutes walk away adds to the charm of this delightful property.



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 property has been tastefully renovated with the aim to create a comfortable family home or holiday retreat. . The layout is as follows.

The front door opens into the dining room (28 m²) which in turn opens to the fitted kitchen (14 m²) and a storeroom. On the first floor is the lounge (42 m²), which offers a lovely, spacious and bright area with doors opening onto the terrace (15 m²). On the second floor there is the master bedroom (21 m²) and bathroom (8 m²). On the third floor there are 3 bedrooms (9.5 m², 14 m² and 12 m²). One of the bedrooms requires some finishing touches. From this room, there is a door that opens onto the charming little Juliette balcony.

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

LOCAL TAXES

Taxe foncière: 373 EUR

Taxe habitation: EUR

NOTES