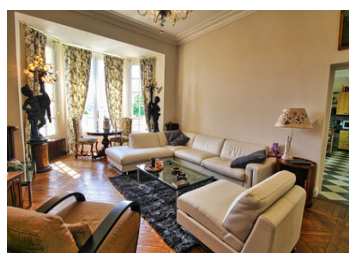
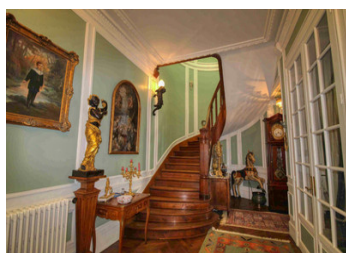


Impressive 5 bedroom townhouse with garage and independent commercial premises on the ground floor.



## INFORMATION

Town:	Bellac
Department:	Haute-Vienne
Bed:	5
Bath:	2
Floor:	330 m2
Plot Size:	1241 m2

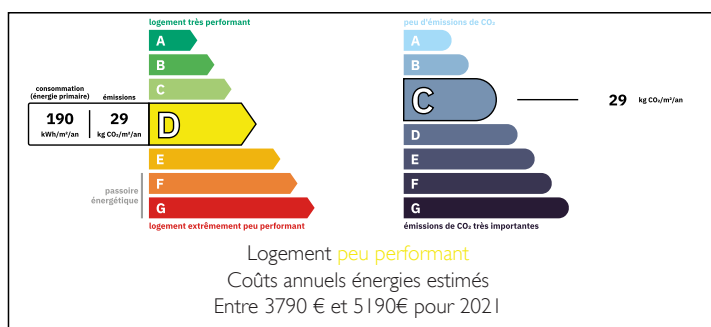


## IN BRIEF

A great opportunity to acquire a superb maison de maître built in 1906. This charming town house is ideally located for a business venture but would also make a lovely large family home. Situated in the heart of the popular town of Bellac which offers services and amenities such as a cinema, theatre, restaurants, bars, supermarkets, schools for all levels, doctors, hospital and a mainline train station linking you with Poitiers and Limoges. Limoges which has an International airport and links to the arterial A20 road is an easy 36 minute drive away.

The property has many reminders of the past, such as original floor tiles, beautiful polished wooden floorboards, staircases and fireplaces. The property benefits from mains drainage, updated electrics, gas central heating and a new roof. The 100 m<sup>2</sup> rear terrace offers stunning views over the...

## 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:** 1800 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

The layout is as follows:

### GROUND FLOOR.

The ground floor comprises an entrance hall, a double garage, a workshop, a boiler room and 2 rooms (26 m<sup>2</sup> and 27 m<sup>2</sup>) formerly a doctors surgery with a private access. Stairs lead down to the wine cellar.

### FIRST FLOOR

From the entrance hall, a stone staircase leads to the first floor, which comprises a large entrance hall (28 m<sup>2</sup>) with a superb feature light shaft. The hallway provides access to the dining room (25 m<sup>2</sup>) and study (17 m<sup>2</sup>), which both have views over the town, and to the living room (25 m<sup>2</sup>) and kitchen (21 m<sup>2</sup>), both of which have access to the terrace and garden at the rear of the property.

### SECOND FLOOR.

A beautiful sweeping staircase, also with a skylight, leads to the second floor landing, providing access to 5 bedrooms.

Bedroom 1 (15 m<sup>2</sup>) with small balcony overlooking the street.

Shower room (4 m<sup>2</sup>)

Bedroom two (15 m<sup>2</sup>) with small balcony overlooking the street.

Bedroom three (22 m<sup>2</sup>) with small balcony overlooking the street.

Bedroom four (12 m<sup>2</sup>) with garden views.

WC

Bedroom five (25 m<sup>2</sup>), master bedroom with a small balcony overlooking the garden, two built-in wardrobes and an en-suite bathroom (6.5 m<sup>2</sup>) with bath, washbasin and WC.

Stairs to third floor

Room/possible bedroom (16m<sup>2</sup>)

Room/possible bedroom (15.5m<sup>2</sup>)

Room/possible bedroom (16m<sup>2</sup>)

Further smaller rooms which could be converted into bathrooms.

The south-facing garden extends over three levels