

UNDER OFFER Modern Sous Sol House in Impeccable Condition



INFORMATION

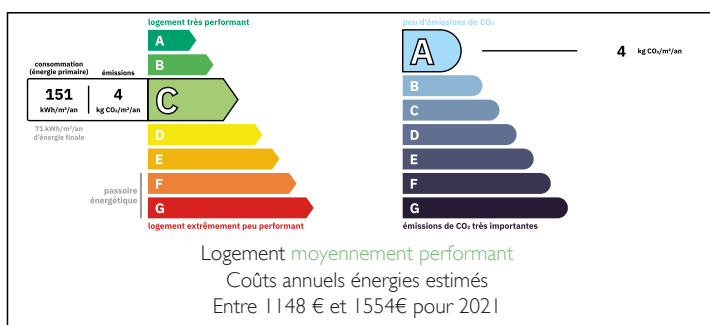
Town:	Janailhac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	2000 m2



IN BRIEF

This immaculate property with good energy efficiency and fibre optic internet access is not far from the extremely pretty village of Janailhac in the Haute Vienne. It offers 3 good sized double rooms, open plan kitchen/dining/lounge area and separate sitting room. Large double garage, impressive electric entry gates and an inground salt water pool. If you want a perfect family home that has all the facilities and is move in ready, then this is the house for you!

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: 947 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property is located at the end of a small hamlet , accessed via electric gates with a healthy sized drive area. The house has a double garage.

The house is approached up a gentle stepped pathway to the main terrace through tastefully landscaped garden area. The view is over the beautifully calm country side.

Through the front door into the light and airy main living space with lounge and dining area, 2 sets of double doors leading to outside terraces, pellet burner and access to an impressive fitted kitchen.

There are also double sliding doors to another lounge area which can be separated if required. This room also has double doors onto another patio area at the rear of the property.

The house has:

3 double rooms , all with fitted cupboards

Shower room, double basin vanity unit, excellent walk in clothes storage cupboard.

Separate w.c. with wash hand basin.

Storage cupboard with water heater.

Access to garage , storage area created in stairwell.

Double garage with large workshop area and laundry cupboard

Second w.c. with wash hand basin.

Externally, the garden has been maintained and well thought out. There is a salt inground swimming pool (8x4) and attractive garden shed.

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