

Detached town villa with garden and room to expand



INFORMATION

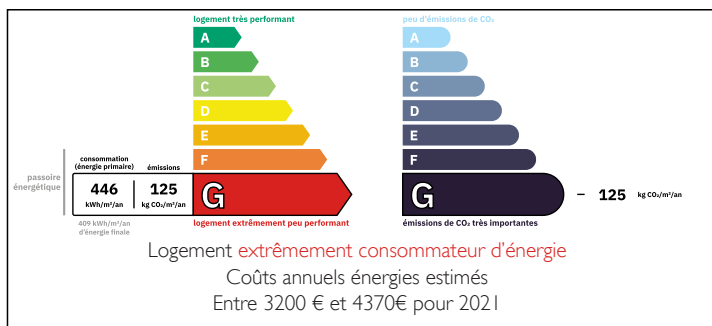
Town:	Bellac
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	1071 m2

IN BRIEF

A traditional detached 3 bedroom character house with original wood floors and fireplaces awaits a new chapter in the sought-after, bustling town of Bellac. An extensive fenced garden with a well to delight gardening enthusiasts. Its convenient proximity to the train station, cafés, and supermarkets fosters exploration on foot. With a touch of refreshment, this property holds promise as an enchanting family home or a captivating vacation retreat with its large luminous rooms. Situated approximately 40 minutes from Limoges Airport and benefiting from regular daily rail connections, this residence serves as an ideal base for discovering the allure of France.



ENERGY - DPE



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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 habitation: EUR

NOTES

DESCRIPTION

Nestled in the vibrant historic town of Bellac, this charming character house offers an exceptional opportunity to own a spacious home with immense potential. With a touch of refreshment, this property holds promise as an enchanting family home or a captivating vacation retreat with its large luminous rooms

Current Layout:

Basement Level

Boiler room with oil central heating and storage. Garage for a medium-sized vehicle. Cool room/wine cellar with access to back garden.

First Floor:

Lounge and two large bedrooms with tall windows, high ceilings, and original marble fire surrounds. Separate toilet and shower room. Bright and airy kitchen with views of the garden. The kitchen also has a small covered veranda and outside steps down into the garden.

Second Floor:

Bedroom with wash basin overlooking the front of the property.

Potential Transformations:

Main Level:

Non-structural walls allow for the creation of a 30 m2 kitchen/dining area and a 30 m2 lounge with ample natural light to showcase the fireplaces. The separate WC remains on this level for convenience.

Second Floor:

30m2 attic space on both sides of the current middle bedroom give the potential to add two additional bedrooms, one with an ensuite and the other providing space for an upstairs shower room. The fully fenced wrap-around garden completes this property and makes it an ideal family home with ample outdoor space.

The oil boiler should ideally be exchanged for a