

2 bedroom renovation project. Walking distance to a bar, bakery and basic commerce. Lovely rear garden.



## INFORMATION

Town:	Saint-Germain-les-Belles
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	55.5 m2
Plot Size:	284 m2

## IN BRIEF

Situated in the heart of the village of St Germain les Belles this is a lovely renovation project which consists of a living room, kitchen with access direct to the lovely long garden to the rear. 2 bedrooms on the first floor and a bathroom and also potential to extend into the attic space. Its a good base of a house that would easily regain a new life.



## ENERGY - DPE

DPE not required.

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

Entrance hallway leads to a kitchen (12.3m<sup>2</sup>) which opens on to the living room (11.6m<sup>2</sup>) which current has a petrol burner.

To the rear of the kitchen has had an extension added (5m<sup>2</sup>) which goes directly out onto the rear garden which also could have a nice covered terrace area for al fresco dining. So many possibilities for this garden.

Wooden staircase leads to the first floor landing and 2 bedrooms (10.7m<sup>2</sup> & 10.3m<sup>2</sup>) both with wooden flooring.

Bathroom (5.6m<sup>2</sup>) with a hand basin, WC, bidet and shower unit.

The attic space is approx 29m<sup>2</sup> and could potentially be used to create further bedrooms.

The house has mains electric, water and mains drainage.

## LOCAL TAXES

Taxe habitation: EUR

Lovely location in the village only a few steps from the village bar, bakery and sweet shop. There is also a small superette in walking distance. The village also has a pharmacy, hairdressers, and a leisure lake with a campsite and restaurant which is open from April til November. The trains from Limoges and Brive stop at the local train station also. St Germain les Belles is ideally situated only 5 mns drive from the A20 motorway. 38kms from central Limoges. Limoges Airport 46kms. Brive 61kms.

## NOTES

For further information and photos please contact the agents.

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