

Lovely 3 bedroom longère with large open plan living area in close to St Germain les Belles



## INFORMATION

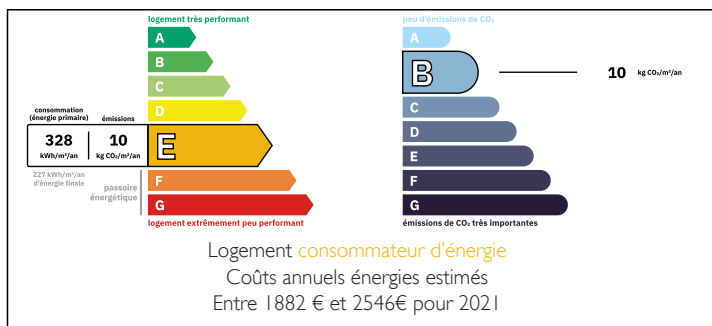
Town:	Saint-Germain-les-Belles
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	96 m2
Plot Size:	1352 m2

## IN BRIEF

With a open plan living room- dining room at over 40m² and a ground floor bedroom and bathroom this longère is in an ideal location for those commuting to Limoges or Brive. Lovely gardens, including a well, and a covered summer kitchen with bread/pizza oven



## 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

The main entrance leads to an open plan living dining room (41.5m<sup>2</sup>) with tiled flooring and pellet burner.

Kitchen (6.4m<sup>2</sup>) with parquet flooring, door to the front terrace, electric hob and an electric oven.

Ground floor bedroom (11.4m<sup>2</sup>) with integrated cupboards;

Bathroom (5.4m<sup>2</sup>) with shower, hand basin & WC.

The first floor has a large landing area (11.3m<sup>2</sup>) which could be used as a bedroom, office space or games room.

Bedroom (8.6m<sup>2</sup>)

Bedroom (11.5m<sup>2</sup>)

The house has a garage which is also used as a utility room.

The exterior has a large garden in front of the house with electric gates from the road. There is an covered outdoor kitchen area which has a working bread/pizza oven and a well.

Location is perfect for commuters working either in Limoges or Brive as the house is located close to the A20 motorway. The train station at St Germain les Belles also has direct trains to both cities.

St Germain les Belles 6kms, Magnac Bourg 6km, Lubersac 19km, Uzerche 21km.

Limoges 37km, Brive 58km

For further information 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>

## LOCAL TAXES

**Taxe foncière: 550 EUR**

**Taxe habitation: EUR**

## NOTES