

A pretty detached 2 bedroom hamlet house with attached garden



INFORMATION

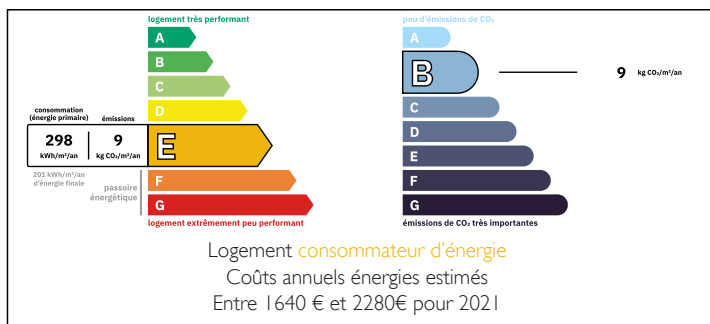
Town:	Saint-Bonnet-de-Bellac
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	118 m2
Plot Size:	580 m2

IN BRIEF

Situated in a quiet hamlet but only 15 minutes away from the popular town of Bellac - 2 wood burning stoves, double glazing, ground floor bedroom and bathroom, upstairs is a second bedroom and bathroom plus a room currently used as an office which could be a third bedroom - pretty garden and terrace and car port



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

Enter through the front door into
Kitchen 5.2m x 4.8m - fitted kitchen / wood burning stove
Door to living room / diner 10.2m x 4m - wood burner - double doors to terrace and garden
From the kitchen you have a hallway that leads to
Bathroom 2.1m x 2m
Bedroom 1 - 3m x 3.4m
Hallway and door to back garden area
Stairs to first floor
Large open plan bedroom 2 6.7m x 2.5m
Office or bedroom 3 4.1m x 2.5m
Bathroom 2.4m x 4.1m

Windows - double glazed
Heating - wood burning stoves x 2 and electric radiators
Fosse septique

Outside to the side is a pretty garden mainly laid to lawn with trees and shrubs - terrace outside the living room for evening drinks
To the rear is another garden all laid to shingle
Workshop 5.7m x 3.1m
Car port

The town of Bellac is only 15 minutes away and the airport at Limoges 50 minutes

The area is rural and has many lakes - walking, cycling and fishing and exploring the old local villages is a must - in the summer brings the season of many fetes and markets

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

LOCAL TAXES

Taxe foncière:	658 EUR
Taxe habitation:	EUR

NOTES