

Spacious 4-bedroom village house with garage and courtyard in La Porcherie.

EXCLUSIVE

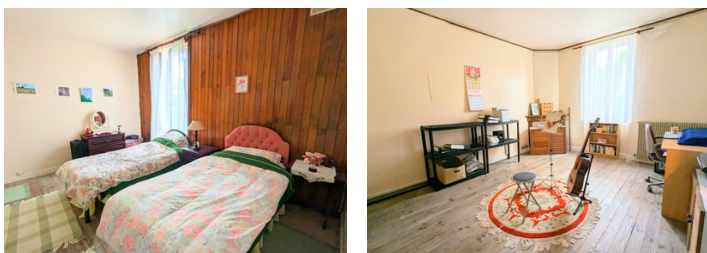


INFORMATION

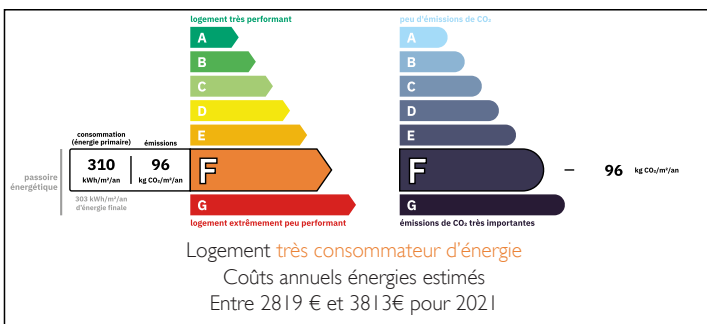
Town:	La Porcherie
Department:	Haute-Vienne
Bed:	4
Bath:	1
Floor:	110 m ²
Plot Size:	154 m ²

IN BRIEF

Set in the heart of the village and walking distance to a bar restaurant, this lovely 4 bedroom village house is ideal for those looking for an easy maintenance large family home or a lock up and leave holiday home

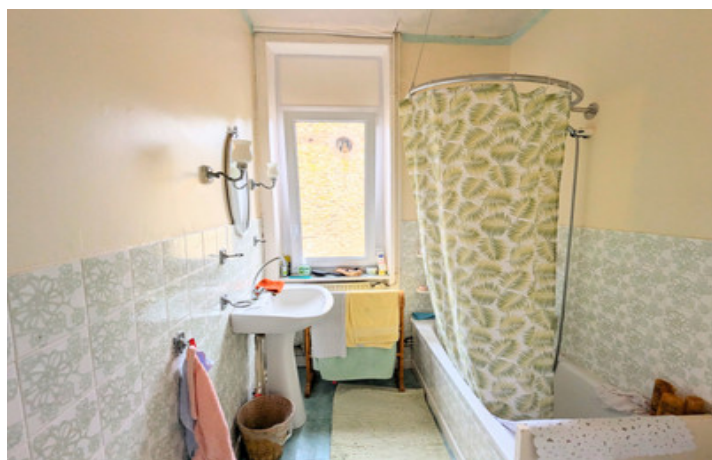


ENERGY - DPE



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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.



DESCRIPTION

From the courtyard you enter the house via a veranda which is lovely for relaxing in.

Open plan living and dining area (29.3m²) with tiled flooring and open chimney.

Kitchen (16.4m²) with tiled flooring and a fitted kitchen.

Utility room (7.1m²) with WC.

Garage (19m²)

The property has its own cellar.

The first floor has 4 good sized bedroom (16.3m², 15.1m², 13.6m² & 11.4m²) all with wooden flooring.

Bathroom (4m²) with WC, basin & bath with over head shower. Tiled flooring.

Attic space (30m²)

The house profits from an oil fired central heating system, mains drainage & double glazing.

The property has a central village location within walking distance of a bar restaurant. The A20 motorway is at proximity between Limoges & Brive.

Lubersac 26km

Uzerche 21km

St Germain les Belles 6km

Magnac Bourg 13km

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

LOCAL TAXES

Taxe foncière: 350 EUR

Taxe habitation: EUR

NOTES