

Two-bedroom village house with courtyard garden and non adjoining garden close by.

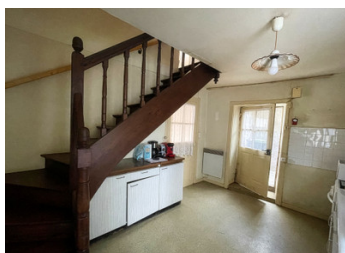


INFORMATION

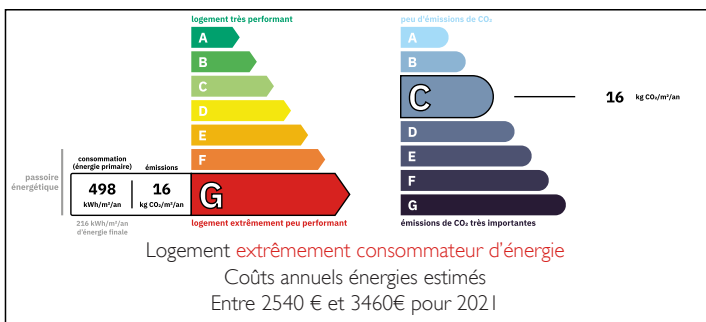
Town:	Nouic
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	85 m2
Plot Size:	345 m2

IN BRIEF

This charming property which requires some interior renovation and modernisation briefly comprises on the ground floor a living room, kitchen, cloakroom, store room and WC. On the first floor 2 bedrooms and a bathroom. Adjoining small courtyard garden with stone outbuilding. A non adjoining garden 2 minutes walk away adds to the charm of this delightful property. Situated in the heart of a charming rural village offering a grocery shop, bar restaurant, hairdressers and pharmacy. The town of Bellac where you will find all amenities and services and a train station is only 12 km away. Limoges airport is an easy 30 minute drive away (36 km).



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 layout is as follows.

Ground floor.

Living room (18 m²) leads to the Kitchen (10 m²) with a door opening to the courtyard garden.

To the left of the living room there is the Cloakroom (5 m²) Store room (6 m²) and WC.

First floor.

Bedroom 1 (15 m²) with walk in cupboard.

Bedroom 2 (15 m²)

Bathroom (7 m²) with wash basin, bath and WC.

Adjoining garden (20 m²)

Non adjoining garden (215 m²)

Electric heating. Single-glazed windows. Connected to mains drainage.

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

LOCAL TAXES

Taxe foncière: 280 EUR

Taxe habitation: EUR

NOTES