

Village property with 3/4 bedrooms and 850m2 of attached countryside facing garden - Thiat

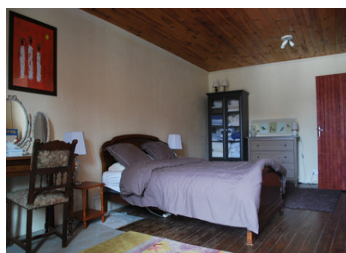
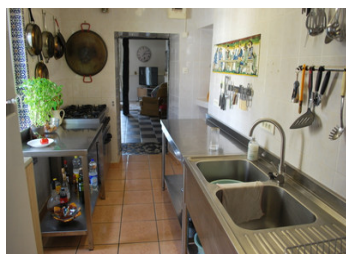


INFORMATION

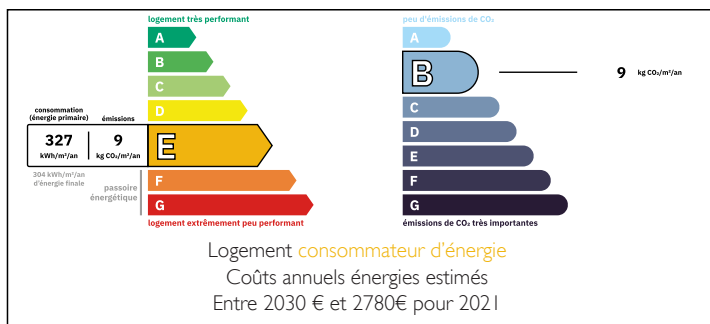
Town:	Val-d'Oire-et-Gartempe
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	145 m2
Plot Size:	1206 m2

IN BRIEF

A pretty village property providing on two floors with the possibility of 3 double bedrooms (one with a dressing room) or 4 bedrooms in total. The property is set back from the quiet village road and benefits from having 850 m2 of attractive countryside facing garden to the rear. As well as having an integral garage accessed from the front entrance driveway, there is also a 60m2 barn/garage/workshop at the bottom of the garden with separate access via a lane that passes to the rear of the property. Double glazing throughout. Mains drainage. Only a few minutes walk from a bistro / bar

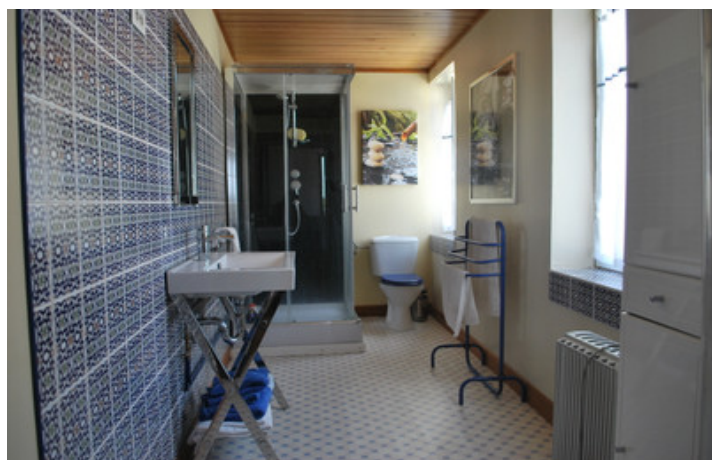


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

On the ground floor – attractive entrance hallway (5.8 x 2.3m) with WC, superb open plan living room/dining room (5.35 x 7.12m) with direct access to the rear garden (the living room comes equipped with a high efficiency log burning fire, fitted kitchen with stainless steel units (2 x 3.8m) and pantry beyond. There is also an integral garage (4 x 7m) accessed from the entrance hallway. Upstairs, off a central landing area, there are 3 bedrooms (4.4 x 3.7m, 7 x 3.1m and 2.6 x 3.2m), one with a dressing room (3 x 3.5m) or for use as that fourth bedroom plus two shower rooms (5 x 1.6m and 3 x 1.2m) both with WCs.

Double Glazing

Heating - wood burner

Mains Drains

Attached on both sides

The well provisioned village of Bussiere Poitevine & Lathus St Remy are nearby as is the River Gartempe with all its outdoor activities ; the nearest town being Le Dorat at 14 km. In addition to providing all facilities including schooling requirements, Le Dorat has a station on the Limoges to Poitiers branch railway line; the latter providing cross platform TGV connections to Paris and other French cities plus Brussels and London (vis Lille). Additionally the lovely town of Montmorillon is no more than 30 minutes away. The all-year-round international airports at Limoges and Poitiers are both within an hours drive away

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