

Delightful mid terraced cottage just a short walk away from the bustling village of Lussac Les Eglises.

EXCLUSIVE

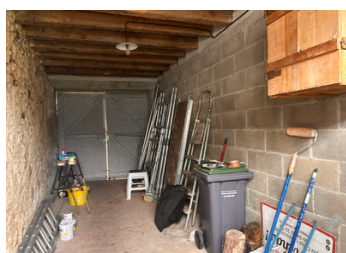
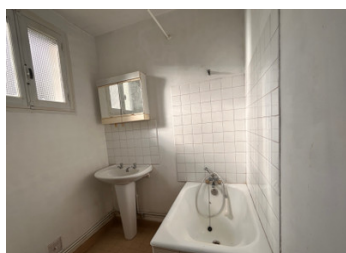


INFORMATION

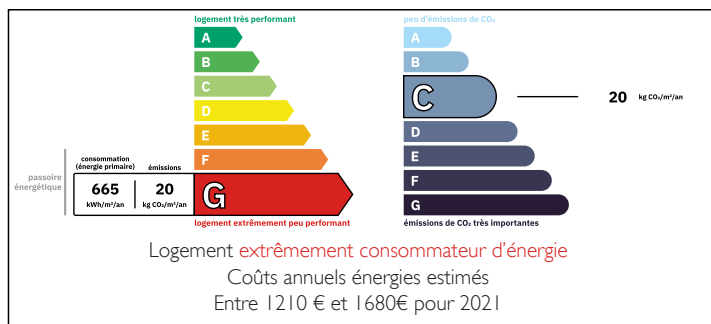
Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	52 m2
Plot Size:	1011 m2

IN BRIEF

Ready for renovation, this pretty little property offers so many positives. It could be the perfect holiday retreat, a great rental opportunity, an ideal first time buy or perfect if you are looking to downsize. There is also the opportunity to develop the large attic into further habitable space (subject to the relevant planning permissions).



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

Through the front door and into the entrance hall (approx 3.5 m²) with a tiled floor.

Immediately to the left is the bright kitchen (approx 7 m²) with sink, with a window overlooking the front of the property, a tiled floor, sink and hot water heater servicing this room. You will also find a vintage woodburning stove.

At the end of the entrance hall to the left you find another bright room (approx 9 m²) which has been used as a bedroom, with wooden floorboards and window overlooking the garden.

To the right of the front door you enter the living room (approx 11.5 m²) with a large window to the front of the property and lovely wooden floorboards.

There is a door to another room (approx 12.5 m²) which could be a dining room or another bedroom with wooden floorboards and window overlooking the garden.

Through a little lobby (approx 1.5 m²) area, you find the bathroom (approx 2.5 m²) with basin, small bath and a bidet.

Next to this is a separate WC (approx 1 m²) with a large hot water tank to service the bathroom.

The back door leads to the gorgeous garden, full of mature shrubs, trees and plants, backing on to fields, it really is the most fabulous place to be. There are outbuildings, including the old privy and so many other interesting features to be uncovered and restored.

The house has a garage and this is where you can access the spacious loft, via a ladder.

This lovely...

LOCAL TAXES

Taxe habitation: EUR

NOTES