

Habitable two bedroom village property to finish renovating, walking distance to amenities .



## INFORMATION

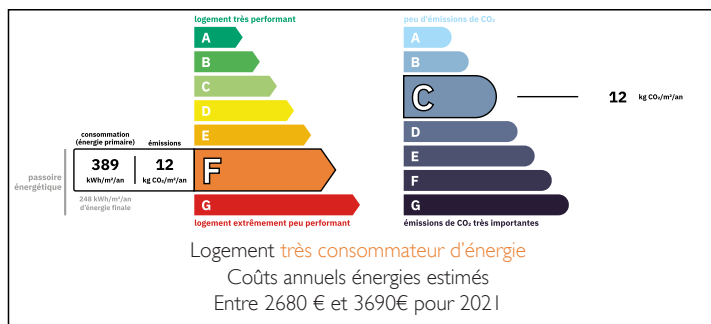
Town:	Laurière
Department:	Haute-Vienne
Bed:	2
Bath:	1
Floor:	87 m2
Plot Size:	400 m2



## IN BRIEF

This property is in a village with a good communiti spirit, and events planned throughout the year. Very close, (3kms) to a fresh water swimming lake, and a 30-minute drive to the airport in Limoges. An ideal holiday home or equally family home. Habitable with work to do throughout .

## 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 foncière:** 400 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

Situated close to the centre of the village, sitting behind a fence and lockable double gates, with side drive for one car, and a one car garage and workshop.

On the ground floor is an entrance hallway, with a spacious bedroom, separate WC, and a cellar and storage room holding the heating system .

On the first floor is one double bedroom, a shower room and separate WC.

Along the corridor is a small kitchenette , and through to a salon with a pellet burner stove.

Contact for more information.

On the second floor are three rooms that could be converted into more living space.

Outside, the garden is to the side of the property, is mostly lawned, and has two outbuildings for garden storage.

The property is habitable but needs updating and renovating in areas.

Already having a functional shower room, a heating system, and connected to mains drainage. Water and electric are connected .

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