

Spacious Village Home with 3 Bedrooms, Attic Room & Off-Road Parking.



INFORMATION

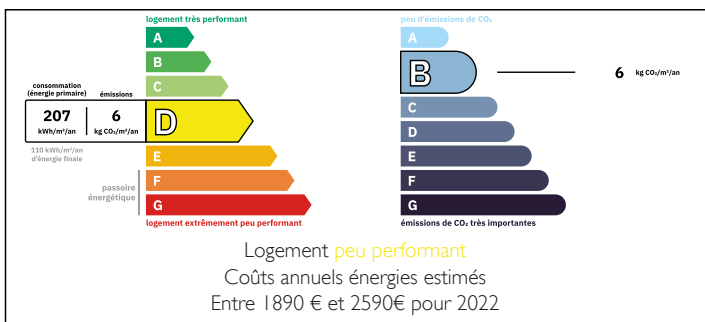
Town:	Rancon
Department:	Haute-Vienne
Bed:	3
Bath:	0
Floor:	171 m2
Plot Size:	100 m2

IN BRIEF

Charming 3-bedroom village house with courtyard garden, spacious living areas, and versatile attic room. Features include a bright hallway, cosy fireplace, wood-burning stove, cellar with workshop and utility room, plus off-road parking.



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

Step into the warmth and character of this delightful 3-bedroom village house, perfectly blending rustic charm with practical living spaces. Entering through the sun-drenched terrace and front courtyard, you are welcomed by a bright and inviting hallway. The spacious living and dining area features an open fireplace, creating a cosy atmosphere ideal for family gatherings.

To the rear, the kitchen is fitted with a wood-burning stove and plenty of cupboard space, offering both functionality and charm. A convenient separate toilet completes the ground floor.

Upstairs, the first floor boasts three generously sized bedrooms and a family bathroom. The second floor reveals a versatile attic room, currently a games room, with exciting potential to convert into a fourth bedroom with an ensuite.

The house also benefits from a cellar comprising three rooms: a utility room, storage space, and a handy workshop. With access to the rear of the property, it's perfect for hobbies and extra storage. Outside, enjoy the pretty front courtyard garden, a true suntrap with a charming well, and benefit from off-road parking. This is an ideal home for those seeking village life with space and potential to personalise.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES