

A super 4 bedroom converted barn with large attached garden in small hamlet close to village



EXCLUSIVE

INFORMATION

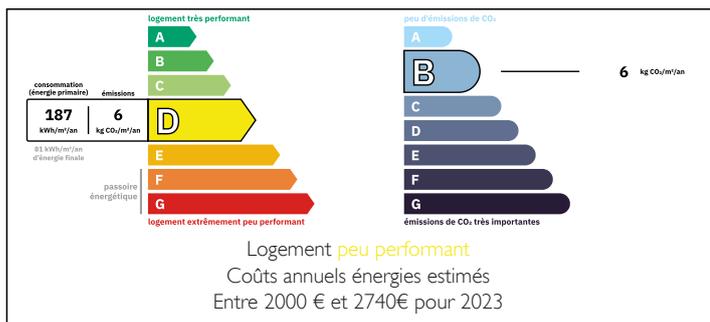
Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	140 m ²
Plot Size:	1700 m ²



IN BRIEF

Situated in a quiet hamlet near to Lussac Les Eglises with far reaching countryside views this beautifully converted barn is well proportioned and would make a lovely family home for holidays or life in France.

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

Enter from the large glass doors to an open hallway with full height beamed ceiling and staircase to the first floor.

Door to left - Bedroom 1 4.6m x 3.4m - cupboard with a/c unit and doors to front garden.

From the hallway turn right into the living room - 6m x 3.8m which is a well laid out room with a paneled wall to a large storage space that could be opened up to increase the living room space and incorporate a log burning stove.

Open plan to kitchen / diner 4.8m x 4.1m with modern beautifully fitted kitchen housing a large range style cooker, endless workspace and door to garden.

Door from kitchen to a fully equipped utility room and downstairs shower room / toilet.

Bedroom 2 4.3m x 4m

Bedroom 3 3.1m x 3.8m

Bedroom 4 5.1m x 3.4m with en-suite shower room 1.5m x 3.4m

In the upstairs hallway there is built in wardrobes / dressing room 2.8m x 4m and 3.1m x 3.8m which could be turned into another shower room if required

Outside there is a large flat garden with wonderful countryside views a well and small pond. To the rear of the garden the current owner has planted fruit trees.

To the front there is an area where you can park your car

Heating - Electric radiators

Sewage - Fosse septique

Windows - double glazed

Attached on one side

The village of Lussac Les Eglises is approx 4 minutes away (2.5km)

The larger towns of Le...

LOCAL TAXES

Taxe habitation: EUR

NOTES