

Charming 2 Bedroom fully renovated property in a tranquil hamlet with adjoining garden outbuildings and field.

EXCLUSIVE

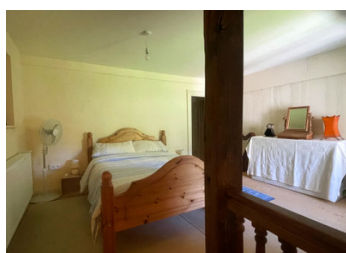


INFORMATION

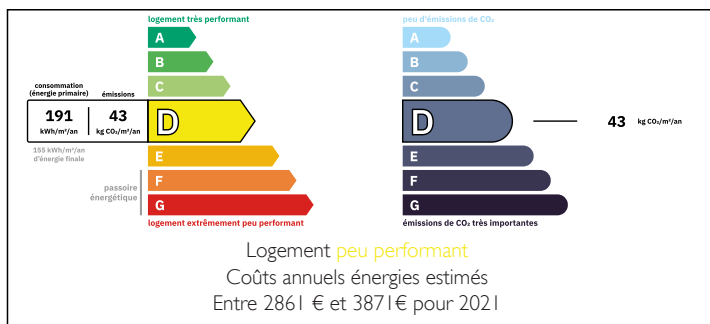
Town:	Saint-Bonnet-de-Bellac
Department:	Haute-Vienne
Bed:	2
Bath:	2
Floor:	132 m2
Plot Size:	17745 m2

IN BRIEF

This delightful stone built property, offering 132 m² of living space, has been renovated to create a comfortable 2-bedroom home. The ground floor comprises a kitchen/diner, living room, shower room and a spacious utility room. Upstairs, there are 2 bedrooms, one with a large adjoining walk in dressing room, an office area and a bathroom. This home sits peacefully in its rural setting, yet is only 12 km from the market town of Bellac which offers full facilities and services. Limoges International Airport is within easy motoring distance (45 km)



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

Superbly renovated by a building project manager. The property benefits from double-glazed windows throughout, a good level of insulation and an oil-fired central heating system installed 3 years ago. Septic tank conform.

The layout as is follows.

Ground floor.

Kitchen/diner 20,5 m² with a walk-in pantry 2,5 m². There is a chimney, but a new flue needs to be installed.

Living room 19 m² Everything is in place for the installation of a wood-burning or pellet-burning stove.

Shower room 3,6 m² with downstairs toilet.

Utility/boot room 21 m² with separate entrance so that you don't have to walk through the house. This opens to a further storeroom 14 m².

First floor.

Bedroom 1 14 m² with built in wardrobe.

Bedroom 2 15,5 m² with an adjoining walk in dressing room 12 m²

Bathroom 9 m² with freestanding bath, washbasin and WC.

Office/reading area 8 m².

Outside.

An adjoining 30 m² outbuilding houses the recently installed oil-fired boiler.

Independent outbuilding of 18 m² and adjoining garden.

The property is complemented by 3 adjoining fields totalling 4, 1 acres (1,6 ha), one of which has a 23 m² outbuilding.

LOCAL TAXES

Taxe foncière: 195 EUR

Taxe habitation: EUR

NOTES

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