

Beautifully renovated townhouse spacious interiors, a private garden & a separate outbuilding



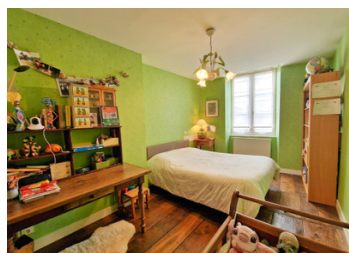
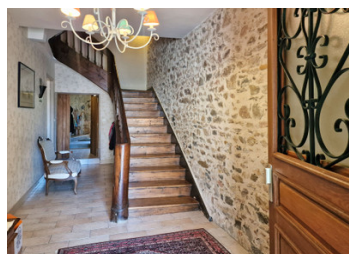
INFORMATION

Town:	Bellac
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	234 m2
Plot Size:	724 m2

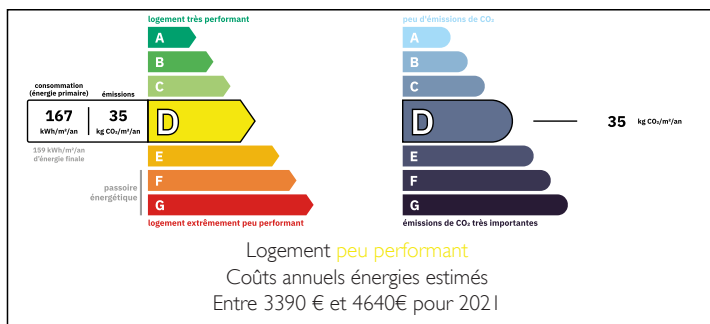
IN BRIEF

Situated in the popular town of Bellac which offers great services and amenities such as a train station, cinema, restaurants, bars, supermarkets & medical facilities.

Limoges airport is 35 mins.



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

Beautifully Renovated 18th-Century Townhouse – Ideal Family Home or Business Opportunity!

This stunning townhouse has been tastefully renovated, blending original features with modern comfort. Spacious and flexible, it's ideal as a large family home or for those seeking to run a business from home.

Ground Floor:

Elegant entrance hall with original staircase (16m²)

Large study/bedroom (19m²)

Storage room (4.44m²)

WC (1.48m²)

Utility/boiler room (19.9m²)

Cellar (17.77m²)

Yard with steps leading to the garden

LOCAL TAXES

Taxe foncière: 1844 EUR

Taxe habitation: EUR

NOTES

FIRST FLOOR:

Bright living room (32.8m²) with original floorboards & open fireplace

WC

Hallway with storage (9.16m²)

Fully fitted kitchen (15.83m²) featuring a gas and electric hob, oven, fridge/freezer & dishwasher

Open plan to a dining/sitting room (18.3m²) with French doors directly onto the terrace and gardens.

SECOND FLOOR:

Bedroom 1 (18.3m²)

Bedroom 2 (15.7m²)

WC (1.5m²)

Bathroom (4.66m²) with shower and sink

Room with laundry chute

Bedroom 3 suite (16.49m²) with a fitted dressing room (5.47m²), office (5.61m²), ensuite bathroom (10.28m²) with a bath, shower, twin basins and bidet

THIRD FLOOR:

Generous living space (39.6m²)

Room (17.11m²) suitable as a bedroom

Room (4.36m²) ideal as a bathroom

To the rear of the house is a wonderful paved terrace and BBQ area with a pretty walled garden