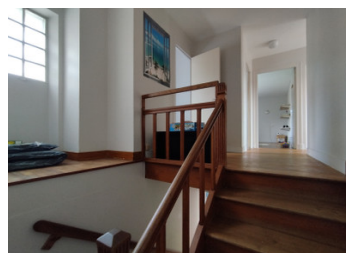


Family home in the heart of the village ready to move in and make your own.



INFORMATION

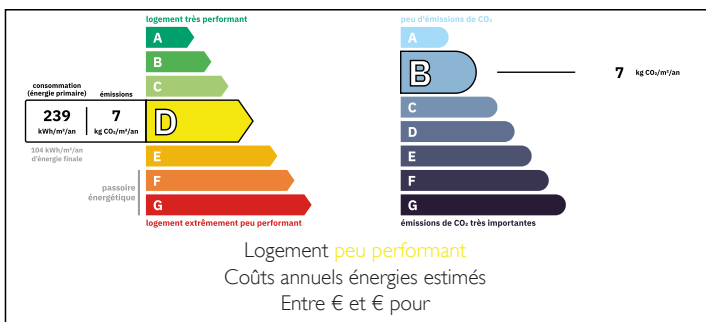
Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	140 m2



IN BRIEF

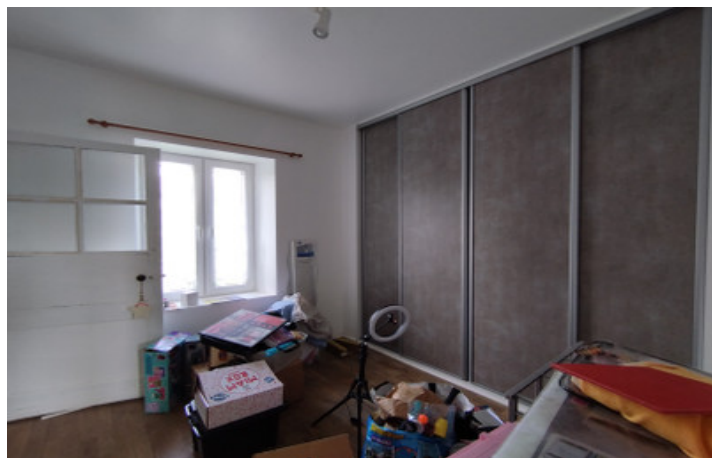
This 3/4 bedroom home is ready to move into. It has a separate kitchen and lounge/dining room, family shower room, separate toilet, 3 good size bedrooms with a further two rooms which could be made independent with access from attached garage. The garage, a large stone outbuilding and a small but private garden completes this plot. This home would be suitable as a permanent or holiday home.

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 habitation: EUR

NOTES

DESCRIPTION

This lovely home is ready to move and make it your own. The front door leads into an entrance hall with doors to the kitchen, Lounge dining room and downstairs toilet. The kitchen has been fitted with contemporary units and lovely central island and is complete with a pantry. (3.8m² x 3.7m²). Opposite to the kitchen you enter the large lounge/ dining room which has windows to the front and rear aspect and is bright and airy (3.8m² x 5.7m²). Further down the hallway is a downstairs toilet, rear door to the garden and solid wood staircase to the first floor.

Once on the first floor the hall leads to a family shower room, bedroom 1 (3.9m² x 3.2m²) with views across the fields. Bedroom 2 with storage (2.9m² x 4.1m²), Bedroom 3 (4.7m² x 2.8m²) has access to a further two rooms, the first (2.5m² x 2.8m²) has built in storage and the second (2.8m² x 3.1m²) is currently being used as a gym. Both rooms could become independently accessed from the attached outbuilding or could become a further bathroom and dressing room. The ground floor is tiled throughout and the first floor has beautiful parquet flooring.

Outside the small courtyard garden is easy to maintain and private with views to the church spire. There are two large outbuildings on eof which has double doors from the quiet road to the front and could be used as a garage (4.1m² x 4.8m²) the other...