

Ref: A37891ED87 Price: 146 500 EUR

agency fees included: 9 % TTC to be paid by the buyer (135 000 EUR without fees)

Detached property: pretty, 2 bed, hamlet house with bread oven, attached barn and garden.



# INFORMATION

Town: Saint-Auvent

Department: Haute-Vienne

Bed: 2

2 Bath:

94 m2 Floor:

Plot Size: 1296 m<sup>2</sup>













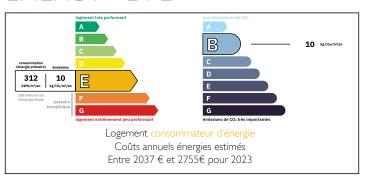


### IN BRIEF

This lovely house is ready to move into but also offers great expansion potential with the attached barn. The house is comprised of a lounge with feature bread oven and log burning stove, lounge/dining room (also with log burning stove), kitchen and shower room on the ground floor and 2 spacious, double bedrooms and a bathroom on the 1st floor. The barn is attached at the rear of the house and has a very recent roof. The gardens extend from the front to the side of the house and offer lovely seating areas with spectacular views of the surrounding countryside.

The village of St Auvent with bar/restaurant is a 5 minute drive and the larger centres of Rochechouart and St Junien are a 15 minute drive offering all amenities including choice of bars, restaurants, supermarkets,...

## **FNFRGY - DPF**



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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.



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# LOCAL TAXES

Taxe foncière: 223 EUR

Taxe habitation: EUR

## DESCRIPTION

The heating is via the 2 log burning stoves and electric radiators in the bedrooms and bathrooms. The house benefits from a mains drains connection.

**GROUND FLOOR** 

Lounge/diner: 21m² Lounge: 21m²

Kitchen: 6m<sup>2</sup>

Shower room: 3m<sup>2</sup>

FIRST FLOOR

Bedroom I: 29m<sup>2</sup>

En-suite bathroom : 6m<sup>2</sup>

Bedroom 2: 24m<sup>2</sup>

BARN: 136m<sup>2</sup>

Barn doors:  $2.8m \times 3.2m$ 

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

# NOTES