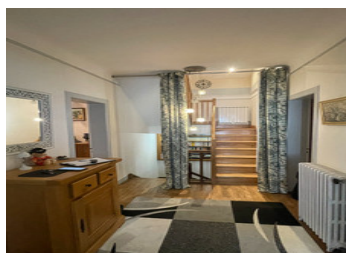


Fully renovated 4-bedroom detached village home with garage and garden. Walking distance to local amenities.



## INFORMATION

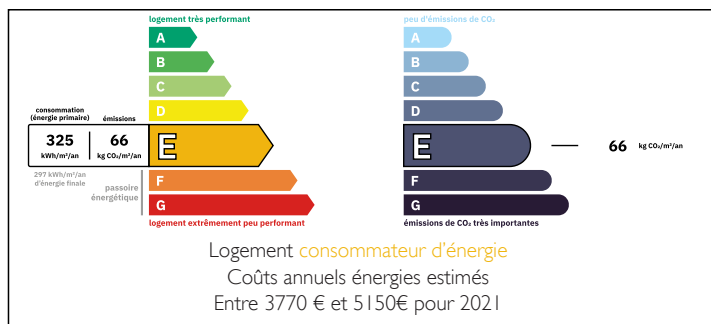
Town:	Val d'Issoire
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	130 m <sup>2</sup>
Plot Size:	813 m <sup>2</sup>

## IN BRIEF

This renovated 4-bedroom detached house is situated in the heart of a charming village, offering a perfect blend of traditional character and modern comfort.

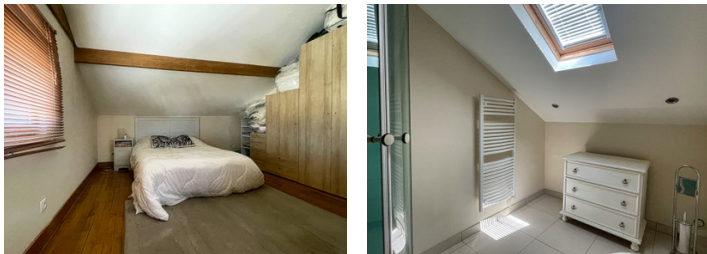
The property benefits from oil-fired central heating, mains drainage, fully double glazed and has been thoughtfully updated throughout, making it ready to move straight in. Outside, the home features an attached garden — ideal for relaxing, entertaining, or growing your own — with easy access for outdoor living. Located in a peaceful setting yet within easy reach of local amenities, this home offers the best of both worlds: rural tranquillity with everyday convenience. A perfect opportunity for those seeking a family home, holiday retreat, or a move-in-ready village property with charm and space.

## 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

Welcome to this well maintained 4-bedroom, 2-bathroom home in the heart of the popular village of Mezieres-sur-Issoire and within walking distance to local facilities, such as post office, chemist, bank, grocery/ bar, bakery, hairdressers and doctor's surgery. Limoges Airport is 48 km and the larger town of Bellac , with supermarkets, hospital, theatre etc and main-line train station is 12 km.

The design of the house is known as a "sous-sol" or house on a basement. Part of the basement provides a good-sized garage (25 m<sup>2</sup>) a boiler room - which houses the oil boiler and oil tank - and another room (13 m<sup>2</sup>) which is ideal for an office, playroom or guest bedroom.

Stairs from this level lead to the garden level where you will find a spacious landing (7 m<sup>2</sup>) off of which is: Kitchen (16 m<sup>2</sup>) - fully fitted with wall & base units with a door opening to terrace & garden.

Dining Room (15 m<sup>2</sup>) - this former bedroom is currently used as a dining room.

Lounge (17 m<sup>2</sup>) - with wood burner, set into a wonderful "1930's" style polished granite fireplace

Bedroom 1 (13 m<sup>2</sup>) - with two built-in wardrobes  
Shower Room (5 m<sup>2</sup>) - with shower cubicle, sink and towel rail.

Separate Toilet.

Staircase up to second floor landing:

Bedroom 2 (20 m<sup>2</sup> into the eaves) - large velux window with integrated blinds, a side window and carpeted flooring.

Bedroom 3 (20 m<sup>2</sup> into the eaves) - with wooden flooring, large velux window with...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES