

A lovely three bedroom detached hamlet house with attached garden



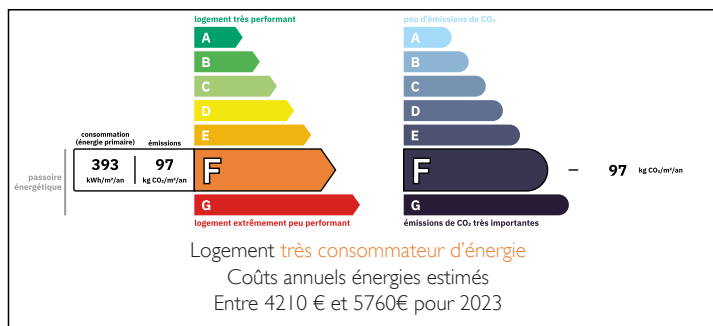
## INFORMATION

Town:	Azat-le-Ris
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	163 m2
Plot Size:	2403 m2

## IN BRIEF

Situated in a quiet hamlet - with 2 x ground floor bedrooms and 2 bathrooms - a spacious open plan living dining room with wood burning stove - French doors from the bedrooms into the garden - a third bedroom, attic and office space on the first floor - oil central heating - will require a little updating

## 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

From the front door  
 Dining room 3.8m x 5.4m  
 Kitchen 5.4m x 2.4m  
 Salon 5.4m x 5.2m - wood burning stove  
 Door to Bedroom 1 4m x 3m  
 Door to Bedroom 2 4m x 4.6m with en-suite  
 shower room 3.2m x 2.1m  
 Bathroom 3m x 3.8m with bath  
 Utility / boiler room 3.4m x 3.2m  
 Stairs to first floor  
 Large mezzanine 5.5m x 2.9m - great for office  
 space / library  
 Door to Bedroom 3 5.3m x 5.1m  
 Door to attic 6.9m x 4.2m - could make an  
 additional bedroom if required

Outside - garden to all 4 sides - patio / terracotta  
 tiled covered terrace

Windows - single glazed  
 Detached  
 Heating - oil central heating  
 Fosse septique - working but non conforming

The village of Azat le Ris is a few minutes away  
 where you will find a bar restaurant - Lathus St  
 Remy is only 10 minutes ( 9km ) for a convenience  
 store, garage, bank, bakers etc - The larger town of  
 Montmorillon is 20 minutes ( 20km ) and has all the  
 larger supermarkets, cinema etc  
 The airports at Limoges and Poitiers are approx one  
 hour away

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

## LOCAL TAXES

Taxe foncière: 467 EUR  
 Taxe habitation: EUR

## NOTES