

Detached 4 bedroom home with large garage, cave and large garden.



INFORMATION

Town:	Nouic
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	117 m2
Plot Size:	2629 m2

IN BRIEF

Located on the edge of the pretty village of Nouic, this house is move-in ready. They are 3 parquet bedrooms, remodeled kitchen, large living/dining room, an office and bathroom with separate toilet on the main floor.

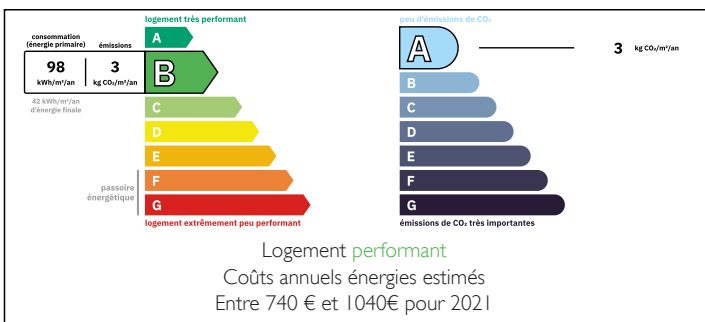
The downstairs has a large 2 car garage, a cave, a laundry/heater room and in-laws quarters with a shower toilet and a bedroom great for a seasonal rental.

The house is surrounded by a large enclosed garden with beautiful fruit trees in a quite neighborhood.

The main gate is automatic and the garage door is electric. With its double glazed windows throughout and its heat pump heating system the house has a great B energy score. The roof is in good shape. It has main drain hookup.



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

Cadastral plan available on request

1st floor :

Bedroom 1 : 14 m2

Bedroom 2 : 10.5 m2

Bedroom 3 : 10.5 m2

Entrance : 5 m2

Hallway : 3 m2

Kitchen : 13 m2

Living room : 29 m2

Office : 8 m2

Bathroom : 7 m2

WC : 2 m2

Ground floor :

Garage : 64 m2

Cave : 31 m2

Shower room : 3.5 m2

Bedroom : 14 m2

LOCAL TAXES

Taxe foncière: 617 EUR

Taxe habitation: EUR

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

NOTES