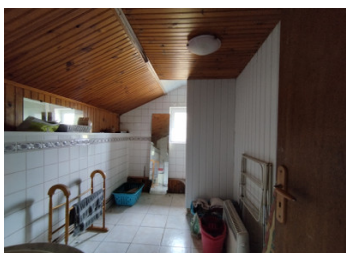


Semi Detached 3 bedroom house comprising lounge/dining room, kitchen and bathroom in rural hamlet



INFORMATION

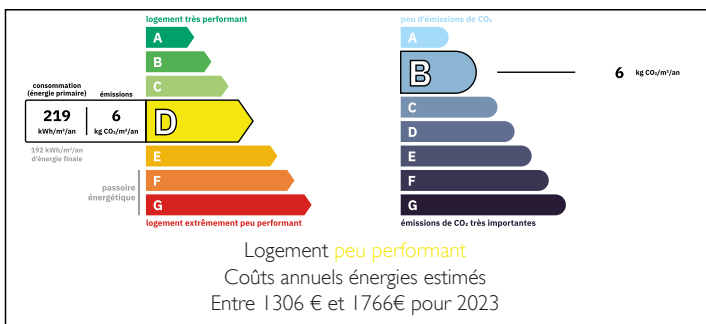
Town:	Lussac-les-Églises
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	1400 m2



IN BRIEF

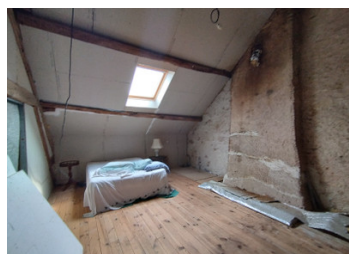
Lovely rural semi detached property which has been partially renovated and gives a great opportunity to make it your own. With potentially three bedrooms, family bathroom, kitchen and large lounge /dining room. Good sized garden plot with lovely views across the fields.

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

This charming semi-detached property offers plenty of potential for any prospective buyer. The current owners have begun renovations on the first floor, leaving a flexible space that can be completed to suit your individual style and needs.

On the ground floor, the front door opens directly into a spacious lounge/diner featuring exposed beams and a cosy log-burning stove—perfect for creating a warm and welcoming atmosphere. To the left, you'll find a separate kitchen, which could be opened up to create a modern, open-plan living area.

A small lobby leads to a separate WC, a third bedroom or office space, and a family shower room.

Upstairs, the space has been partially converted, with wooden flooring already laid throughout. There's excellent potential to configure this floor to your preference—whether that's a generous master suite with an en suite bathroom and an additional double bedroom, or a layout with a large master and two smaller bedrooms.

Outside, the property benefits from a garage and a substantial garden plot, offering beautiful views across open countryside.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES