

Detached 3 bed property with barn and land



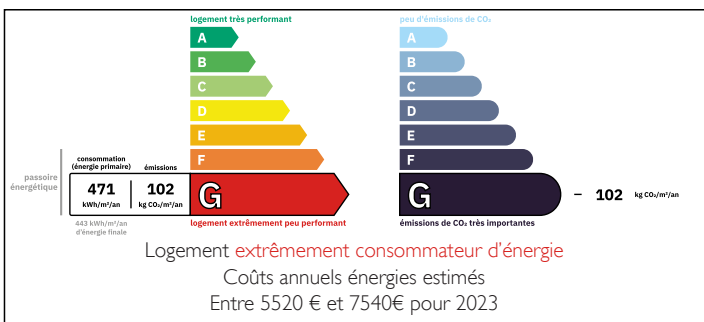
INFORMATION

Town:	Jouac
Department:	Haute-Vienne
Bed:	3
Bath:	2
Floor:	118 m ²
Plot Size:	12094 m ²

IN BRIEF

Detached property in a hamlet. Private but not isolated.

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

The house comprises of:

Front door leading direct into lounge. Tiled floor and wood burning stove. Double glazed windows to front. Off of here is a shower room with W.C. There is also a large storage cupboard off of the room. Through an inner hallway and you come to the large conservatory which overlooks the back of the property. The kitchen is on the left hand side of this room with a further room used as a laundry area. Also off of the conservatory is the large dining room.

Upstairs there are three good size double bedrooms, a storage cupboard and a good size bathroom with W.C. There is an attic above.

The house benefits from double glazing throughout. Outside, the entrance to the property is gated and fenced. The land and garden surrounds the house and barn. To the left of the house is a garden area which houses the above ground pool and the conforming fosse septique. To the right of the house is the large barn which also has a wine cave and workshop. Behind the house is another, walled, garden area, and then beyond that, the fields belonging to the property.

The house is just 72kms from Limoges with its airport, 26.5 kms to La Souterraine with its train link to Paris, 21kms to St Benoit du Sault with its local shops and large supermarket and just 13kms to Saint Sulpice Les Feuilles, again with local shops, bars and smaller supermarket. A good family home...

LOCAL TAXES

Taxe foncière: 604 EUR

Taxe habitation: EUR

NOTES