

Character four bedroom house walking distance to full amenities in the bustling town of Bellac

EXCLUSIVE



INFORMATION

Town:	Bellac
Department:	Haute-Vienne
Bed:	4
Bath:	2
Floor:	131 m2
Plot Size:	917 m2

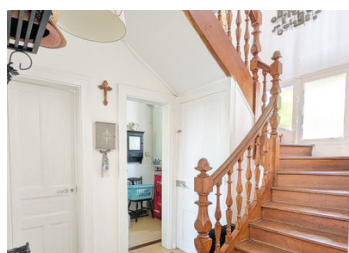
IN BRIEF

A spacious four-bedroom family home built in 1956, sits in the lively town of Bellac, not far from cafes, restaurants, a supermarket, and the train station.

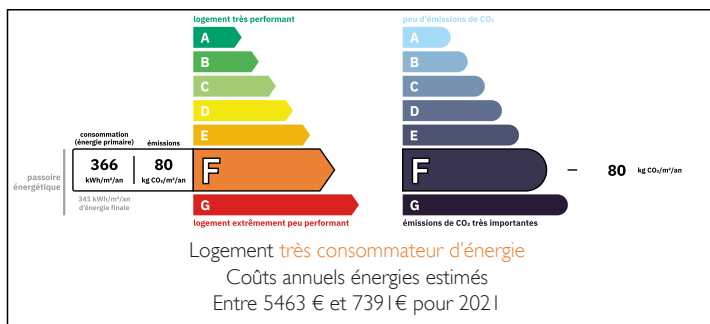
The property features expansive living areas and a private garden, with a kitchen perfectly positioned to serve the terrace and its panoramic country views or the rear garden's charming patio, BBQ and pool area.

The main reception forms a welcoming L-shape, separating a formal dining area, casual lounge, and a TV nook, all anchored by a cozy wood stove. Bi-fold doors open to the terrace for effortless indoor-outdoor entertaining.

Upstairs host four bright bedrooms, a second shower room, and a separate bathroom, with potential to create an ensuite. Two large garages, a laundry, and central heating complete the essentials.



ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 1707 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Nestled in the vibrant town of Bellac, this large four-bedroom home presents a rare blend of generous living space, practical indoor-outdoor living, and a location that offers the best of both town conveniences and tranquil country views.

First floor above garage:

From the moment you arrive, the property radiates warmth and functionality. A thoughtful layout centres around expansive living areas designed for both everyday life and memorable entertaining. The main reception space showcases a generous L-shaped configuration that smoothly transitions into a formal dining area, a casual lounge, and a cozy TV nook, all anchored by a charming wood stove that promises cozy evenings. Large bi-fold doors line the front of the reception room, effortlessly opening onto the terrace and extending entertaining space to the outdoors, where panoramic views stretch across the countryside and back toward a private garden.

The heart of the home is the kitchen, strategically positioned to service the terrace and outdoor dining areas with ease. Guests can enjoy a beverage at the breakfast dining table while the cook creates in a culinary haven. .

In addition to welcoming living spaces, this floor includes a practical shower room just inside the back door and a separate WC for convenience.

Second floor:

The property's upper floor is dedicated to rest and privacy, with four large bedrooms that benefit from generous natural light and picturesque views. A second shower room and a separate bathroom ensure family practicality, while the potential to create an ensuite by reconfiguring space...