

Charming 3-Bedroom Home in the popular village of La Croisille-sur-Brianç

EXCLUSIVE

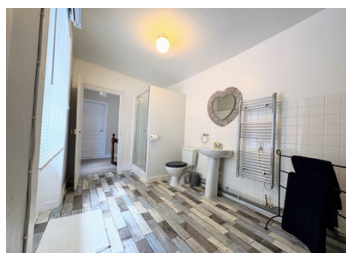
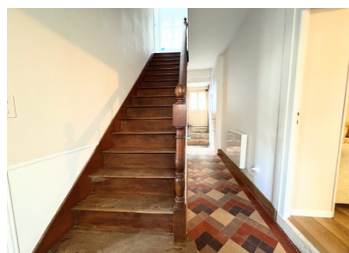


INFORMATION

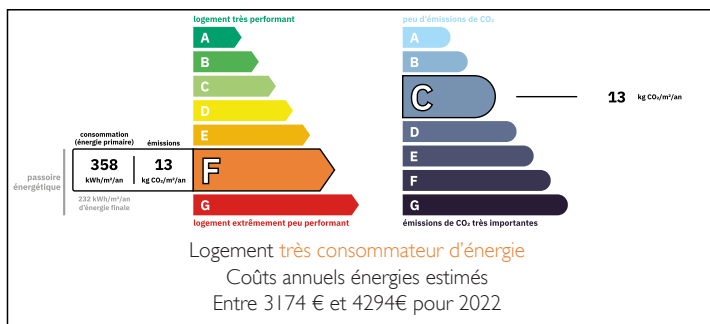
Town:	La Croisille-sur-Brianç
Department:	Haute-Vienne
Bed:	3
Bath:	1
Floor:	115 m2
Plot Size:	66 m2

IN BRIEF

Ideally situated in the heart of the village of La Croisille-sur-Brianç, this delightful renovated house beautifully blends comfort, rustic charm, and modern touches. Offering a warm and welcoming atmosphere from the moment you step inside, it's the perfect home for those seeking the peace of village life. Whether as a full-time residence, holiday getaway, or rental opportunity, this property captures the essence of authentic French village living.

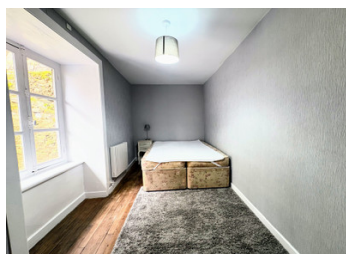


ENERGY - DPE



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

On the ground floor, you'll find a modern renovated kitchen (24.86 m²) and a cosy, inviting lounge (22.92 m²) with a wood burner - perfect for relaxing or entertaining.

Upstairs, there are three bedrooms - measuring 15.47 m², 15.66 m², and 10.29 m² plus a bright bathroom with shower and WC (9.45 m²), and a separate guest WC on the top landing.

The insulated attic offers further potential for conversion if desired. Outside, a charming courtyard provides a lovely private space for outdoor dining or morning coffee.

The village of La Croisille-sur-Briance is full of charm, hosting a popular market on the 18th of each month, where you can stroll among stalls selling local cheeses, fresh bread, and regional produce—a true celebration of French village culture. Everyday amenities are all within easy reach, including a pharmacy, doctors' surgery, mini supermarket, and a friendly café/restaurant, which regularly hosts lively evening events and gatherings for the local community.

For travel and city conveniences, Limoges town is 40 minutes drive away and Limoges airport, 50 minutes by car.

A great opportunity to own an attractive, ready-to-move-into village home at a very appealing price!

For more information or photos, contact the agent.

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

LOCAL TAXES

Taxe foncière: **388 EUR**

NOTES